



#7114

# Three Bedroom Beachfront Villa in Dekelia Road Larnaca (7114)

📍 Dekeleia, Larnaca

€2,350,000 +VAT









# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 190 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		421 m <sup>2</sup>			
Covered veranda		17 m <sup>2</sup>			
Basement		30 m <sup>2</sup>			
Roof garden		40 m <sup>2</sup>			
Covered parking		31 m <sup>2</sup>			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Three Bedroom Beachfront Villa in Dekelia Road Larnaca (7114)

Price: €2.350,000 + VAT

3 bedrooms (all en suite)

Delivery within 14 months from signature of contract.

Following specifications are included (for more details see the attached):

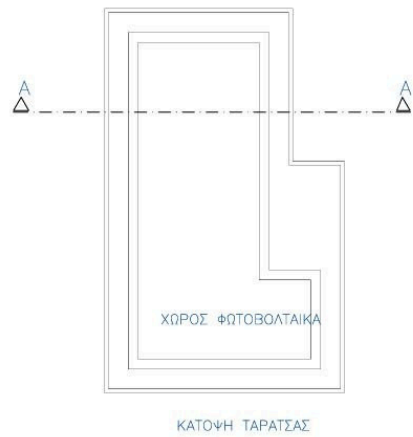
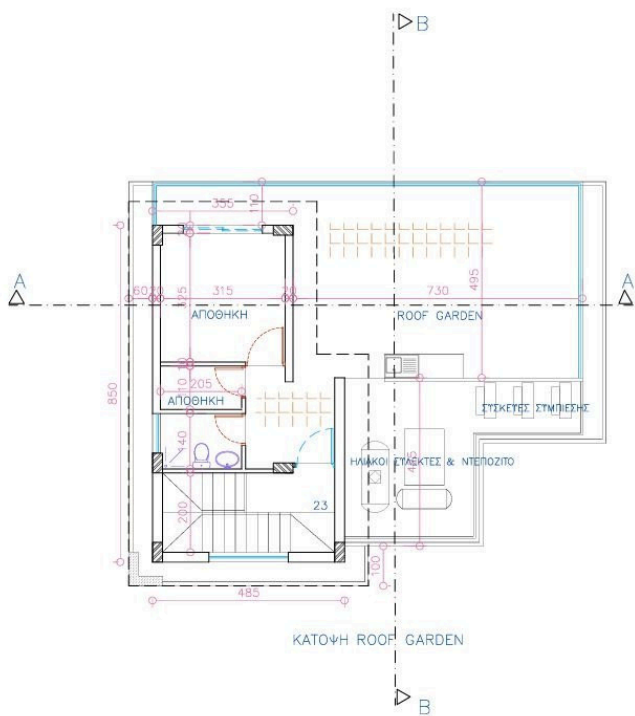
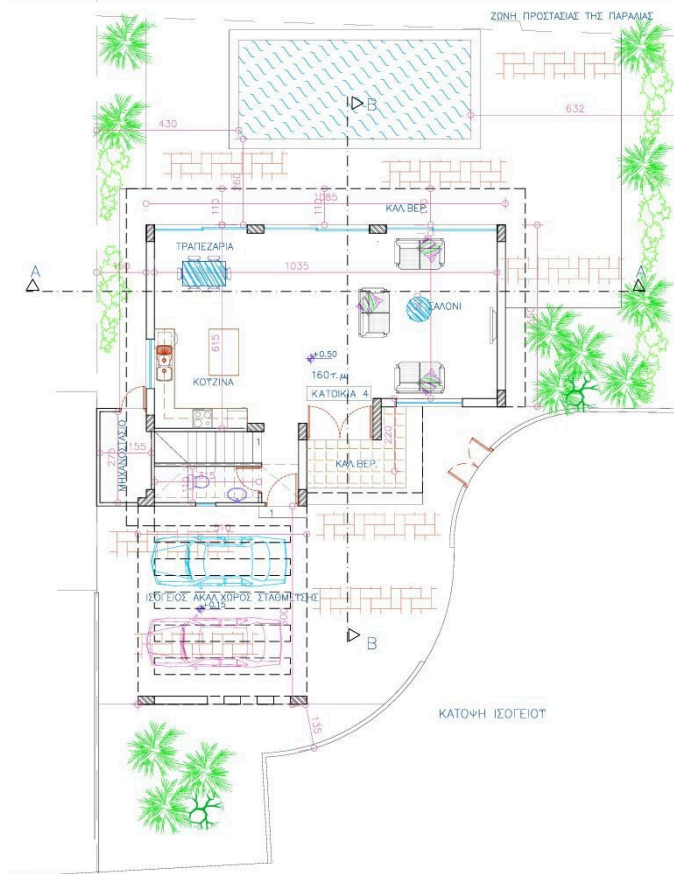
- Centrally control heating & cooling system
- Ceiling mounted air-condition grills | Under floor heating (2 zones)
- Overflow heated swimming pool | Photovoltaic System & Solar heating
- Roof Garden | Provision for hot-tub on roof garden | 2 covered parking places | Fireplace

Intelligent Systems for:

- a) Boiler
- b) Heating & Cooling



## Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Pool, Private

Storage

Clubhouse

Outdoor shower

Solar photovoltaic panels  
(provision)

Heating, Provision

Parking, Garage, double

Solar water heater

## Features

Alarm system (provision)

Bath

Ceramic tiles

Double glazing

En suite bathroom

Entrance gate

Garden

Guest WC

Luxury specifications

Rental potential

Sea view

Thermal insulation

Walk-in closet

Balcony

Bright

Combined kitchen and dining  
area

Easy access to highway

En suite shower

Entrance gate, automated

Garden, large

High ceilings

Modern design

Roof garden

Shower

Veranda

Walking distance to beach

Barbeque

CCTV (provision)

Connected to electric mains

Easy access to main roads

Energy efficient doors/windows

Fireproof entrance doors

Granite countertops

Investment opportunity

Pressurized water system

Sea front

Spacious rooms

Veranda, large

## Distances

Amenities



600 m

Sea




10 m



# Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

