



#9305

# Corner detached 3 Bedroom in Aradippou Larnaca (9305)

📍 Aradippou, Larnaca

€325,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 145.5 m <sup>2</sup>	
Type	Detached House				
Toilets	3				
Plot	192 m <sup>2</sup>				
Status	Under construction				
Year of construction	2026				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

PRICE 325.000 +VAT

This charming detached villa offers a serene lifestyle within a spacious 2-story layout, beautifully nestled in Aradippou, Larnaca. Covering 145.5 m<sup>2</sup>, this modern residence combines stylish design with practicality, featuring a covered veranda of 19 m<sup>2</sup> and covered parking of 25.5 m<sup>2</sup> on a 192 m<sup>2</sup> plot. Ideal for families and investors alike, the home enjoys close proximity to essential amenities, schools, and the coast.

### Key Features:

- Bedrooms: 3, including a master suite with en-suite shower
- Bathrooms: 2, plus an additional guest WC
- Living Space: Open-plan design merging the living room, dining, and kitchen areas, enhanced with granite countertops and fitted wardrobes
- Garden: Landscaped with ample outdoor space and a private balcony for relaxation
- Amenities include provision for air conditioning and heating, double glazing, thermal insulation, a solar water heater, and garbage disposal. An automated entrance gate, internal stairs, and a storage area add convenience to this well-planned villa, ensuring comfort and energy efficiency.

Conveniently located, this home is:

- 500 m from local amenities
- 12.9 km from Larnaca International Airport



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Garage

Heating, Provision

Solar water heater

Landscaped garden

Storage

## Features

Balcony

Connected to electric mains

Easy access to main roads

Fitted wardrobes

Granite countertops

Investment opportunity

Open plan

Thermal insulation

Bright

Corner

En suite shower

Garbage disposal

Guest WC

Modern design

Quiet area

Combined kitchen and dining area

Double glazing

Entrance gate

Garden

Internal stairs

Near amenities

Shower

## Distances

Amenities

 500 m

Airport

 12.9 km

Sea

 6.5 km

Public transport

 900 m

Schools

 1.6 km


Resort

 14 km

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaSpyridou@gmail.com

