

4 Bedroom Detached House

FOR SALE - € 1,150,000 + VAT EUR



<https://www.mayfaircyprus.net/p/220494>

Prop No. **220494**
City: **Larnaca**
Area: **Dekelia Road - Pyla**
Bedrooms: **4 Bedrooms**
Bathrooms: **5 Baths**
Covered area: **219 m²**
Uncovered Veranda: **81 m²**
Plot: **694 m²**
Title deeds: **No**
Property Type: **Detached**
Condition: **New**

This detached villa comes with luxurious finishes of an L-shape house, over Dekelia Road - Pyla, only 500 meters from the nicest sandy Blue Flag beaches of Larnaca covering the needs of today's family for a well sized home that is close to all amenities, factors that contribute to a higher standard quality of life. Its internal areas is of 219 square meters, 32 covered verandas, with roof garden is of 81 square meters that includes a barbeque area and it has sea views over 694 square meters of plot.

The villa is made up of three living levels: the ground floor, first floor and roof garden. Sea views from all floors and bedrooms!

The ground floor hosts the open plan kitchen and living room, 1 ensuite bedroom and guest wc.

The remaining 3 en-suite bedrooms (master with walk-in closet) can be found on the first floor, all with sea view. There is also a small kitchenette/laundry area.

From this level there is access to the substantial roof garden, with full sea view and sink/bbq area, to enjoy Cyprus's climate that favors outdoor living. Externally there is a huge garden area and an overflow swimming pool. There is provision for underfloor heating, 3-phase and a provision to create a gym.

Huge land opposite belongs to the Church, meaning that it will not be constructed, thus maintaining the "openness" of the area.

A 25% build factor is imposed in the area, thus eliminating the possibility for blocks of flats to be constructed in the future and enclose the property

One enters to find a comfortable living room leading to an open plan fully fitted kitchen with its dining area. These two areas have both views to covered and uncovered verandas so one can enjoy large gardens and an overflow swimming pool. Also the ground floor benefits from an en-suite bedroom, that actual it is a plus, a guest W.C. and direct access to the covered parking. Over the first floor there are 3 en-suite bedrooms and with the master bedroom having walk-in wardrobes. There is also a small kitchenette/laundry area and an uncovered balcony.

Construction has started and estimated delivery October 2024.

Property features

- BBQ Area
- Balcony
- Close to the Beach
- Covered Parking
- Double Glazing
- En-suite
- Garden
- Guest W.C
- Laundry Room
- Open Plan Fitted Kitchen
- Photovoltaic Panels
- Pressurized Water System

Mayfair Properties

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