5-bedroom Stunning Villa with Sea Views for Sale in Agios Theodoros

FOR SALE - € 720,000 EUR



https://www.mayfaircyprus.net/p/261091

Prop No.	**261091**
City:	**Larnaca**
Area:	**Agios Theodoros**
Bedrooms:	**5 Bedrooms**
Bathrooms:	**4 Baths**
Covered area:	**225 m²**
Uncovered Veranda:	**98 m²**
Covered Veranda:	**15 m²**
Year built:	**2008**
Plot:	**790 m²**
Title deeds:	**Yes**
Property Type:	**Detached**
Condition:	**Resale**

EXQUISITE COASTAL VILLA | AGIOS THEODOROS

Welcome to an exceptional five-bedroom villa in the sought-after coastal area of Agios Theodoros, where refined comfort, privacy and breathtaking Mediterranean scenery come together to create an extraordinary lifestyle.

Situated just a few steps from the beach and local beach bars, this magnificent residence enjoys an enviable position overlooking the sparkling Mediterranean Sea. From the front of the property, panoramic sea views create a spectacular backdrop, while the rear of the villa opens onto uninterrupted views of beautiful countryside, rolling hills and open fields — offering the perfect balance between coastal living and serene privacy.

Set on an impressive 790 m² plot, the villa provides approximately 225 m² of internal living space, including the basement, complemented by an additional 98 m² of uncovered outdoor areas. Generous proportions, elegant interiors and extensive outdoor spaces make this a superb residence for both luxurious family living and entertaining.

The elegant ground floor welcomes you into a spacious open-plan living environment, where the kitchen, dining and lounge areas flow seamlessly together. A beautiful fireplace creates a warm and inviting focal point, while large openings connect the interiors with the surrounding outdoor spaces and magnificent sea views. This level also features a guest bathroom with shower and a generously proportioned bedroom.

Upstairs, the villa offers two spacious bedrooms, each with its own en-suite bathroom, providing privacy and comfort for family members or guests. An impressive 15 m² L-shaped covered veranda extends the living experience outdoors, creating an idyllic setting for morning coffee, sunset drinks or simply enjoying the spectacular coastal panorama.

The property further benefits from an expansive 71 m² basement, offering exceptional additional accommodation and flexibility. The basement includes two

exceptional additional accommodation and flexibility. The basement includes two double bedrooms and an additional bathroom, making it ideal for guests, extended family, a private retreat or additional lifestyle space.

Surrounded by a beautifully landscaped and meticulously maintained garden, the property has been designed for effortless Mediterranean living and entertaining. A private swimming pool provides a tranquil centrepiece, while the elegant pergola and dedicated BBQ area create the perfect environment for relaxed summer gatherings, alfresco dining and long evenings under the stars.

The expansive outdoor areas provide plenty of space for sunbathing, entertaining, children to play or simply enjoying the peace and privacy of your own Mediterranean sanctuary.

The villa is offered fully furnished and includes all electrical appliances, allowing its new owners to move in and immediately begin enjoying the exceptional lifestyle it provides.

The picturesque Zygi Harbour is just a 5-minute drive away, offering a charming waterfront atmosphere, restaurants and the authentic character of one of Cyprus's most appealing coastal villages.

This is far more than a five-bedroom villa — it is a private Mediterranean lifestyle, combining space, privacy, spectacular views and immediate access to the coast.

Property features

- Air Conditioning
- Alarm System
- BBQ Area
- Balcony
- Central Heating
- Ceramic Flooring
- Double Glazing
- En-suite
- Fire Place
- Fly Screen
- Furnished
- Garage
- Garden
- Gazebo/Pergola
- Guest W.C
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Sea View
- Solar Panels
- Store Room
- Sun Blinds
- White Goods

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