

*B9 "Environmental"*  
*Santa Marina Villas*  
*Psematismenos - Larnaka*



Site No: 21, Bungalow Detached  
3 Bedrooms  
Total Area : 193sq. metres  
Site Area: 550sq. metres  
Covered Carport

**TITLE READY FOR TRANSFER**



Features included

- Traditional Construction (with thick walls, high sloping wooden exposed ceilings, pitched tile roof, with modern facilities)
- Quality Construction & Finishings
- Fully grown mature garden with natural stone paving and road front fencing and irrigation system
- No neighbours in the rear of property that provides uninterrupted views of green valley and hills
- Photovoltaic Solar Cells
- Solar Heating
- Wood stove heating
- Solid Wood Doors and Windows with special locking devices
- Double Glazing
- Stone Quoins



Plot Position

- 2km to Maroni Beach and 8km to Governors Beach
- 3km to Zygi with Marina, a wide selection of fresh sea food restaurants and shops
- Convenient location in the middle of 3 main towns
- 20 min. drive from Larnaka Airport / Larnaka, Limassol and 30 min. drive from the capital, Nicosia

Considerations

- Uninterrupted Sea Views with mountain aspects

Extras / Amenities

- Communal Pool: Facilities of pool / kiosk/snack bar for a small membership fee at AA Lifestyle Centre / Club.

**VAT EXEMPT**  
**Guaranteed Income (3 years rent € 33.000)**  
**RESALE – 6 YEARS OLD**