

#10462



## Villa with 3 Bedrooms in Peaceful Avgorou Area €295,000 with Spacious Garden Area and Optional Pool

 Avgorou, Famagusta

For sale is a modern villa currently under construction in the desirable area of Avgorou. This spacious home offers 130 square meters of internal living space, featuring three comfortable bedrooms and two stylish bathrooms. Designed with modern families in mind, the villa aims to provide both comfort and functionality.

Avgorou is known for its peaceful surroundings and strong sense of community. The area blends traditional charm with modern conveniences. Residents enjoy easy access to local shops, schools, and dining options, while also benefiting from the tranquility of village life. It is an ideal location for those who appreciate a relaxed atmosphere without sacrificing convenience.

The villa boasts an impressive energy efficiency A rating, helping to keep utility costs low and the environment in mind. Situated within a secure gated complex, homeowners will appreciate extra privacy and safety. All key amenities are just a short distance away, offering exceptional quality of life.

Bedrooms

 3

Bathrooms

 2

Covered


 130 m<sup>2</sup>

Energy efficiency rating

 A



**Efthymios Balampanides**

 (+357) 96214501

 efthymios@cicproperties.co

