

#10407

# Amazing 3 Bedroom House in Pyla Larnaca (10407)

📍 Pyla, Larnaca

€314,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 167 m<sup>2</sup>

Type	<b>House</b>
Toilets	<b>3</b>
Plot	<b>238 m<sup>2</sup></b>
Covered veranda	<b>21 m<sup>2</sup></b>
Uncovered veranda	<b>44 m<sup>2</sup></b>
Covered parking	<b>19 m<sup>2</sup></b>
Courtyard	<b>90 m<sup>2</sup></b>

Status	<b>Under construction</b>
Year of construction	<b>2026</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	

## Description

Amazing 3 Bedroom House in Pyla Larnaca (10407)

PRICE : 294.000 +VAT

For sale, this modern house currently under construction offers an incredible opportunity to own a property in Pyla. With a generous internal space of 167 m<sup>2</sup>, this home features three spacious bedrooms and two well-designed bathrooms, perfect for families or those seeking extra space.

Pyla is a charming village known for its picturesque landscapes and welcoming community. The area boasts a rich culture, with local shops and cafes just a stone's throw away. Residents can enjoy easy access to the nearby highway, making trips to surrounding areas convenient and quick.

Set within a secure gated complex, this unfurnished home is designed to be energy efficient, achieving an impressive A rating. Built January 2026, it combines modern architecture with functional living spaces, allowing you to add your personal touches to make it truly yours. The property also offers beautiful village views, creating a peaceful ambiance to unwind after a long day.

Don't miss out on this exceptional opportunity to own a new home in Pyla. Contact Lextrus Real Estate to learn more about this fantastic property and schedule your viewing today.



# Floor plans



**ΣΕ ΑΡΜΟΝΙΑ ΜΕ ΤΟ ΠΕΡΙΒΑΛΛΟΝ**

Αυτοποκρυμμένα στην ανάγκη για έναν πιο πράσινο τρόπο ζωής, οι κατοικίες είναι εξοπλισμένες με ένα τελευταίας τεχνολογίας σύστημα φωτοβολταϊκών έμπειρωμάρια στη δύναμη του ήλιου, αυτά τα γηικά πάνελ παράγουν καθηρή, ανασύρουν ενέργεια, μειώνοντας το οικολογικό αποτύπωμα και επιτυγχάνοντας οικονομία στην ηλεκτρική ενέργεια. Παράλληλα, ο σχεδιασμός των κτηρίων καθιστά τις κατοικίες ενεργειακά αποδοτικές, φιλικές στο περιβάλλον και οικονομικές.



**ENVIRONMENTALLY FRIENDLY LIFESTYLE**

Adopt a green way of life with our advanced photovoltaic systems installed on every rooftop. Harnessing the power of the sun, these solar panels produce clean, renewable energy, reducing your ecological footprint. Simultaneously, the architectural design of the buildings ensures that the residences are energy-efficient, eco-friendly, and cost-effective.

Αριθμός Διαμερίσματος	Εμβαδόν οικόπεδου m <sup>2</sup>	Αριθμός Υπνοδωματίων m <sup>2</sup>	Ισόγειο m <sup>2</sup>	1 <sup>ος</sup> Όροφος m <sup>2</sup>	Εμβαδόν Καλυμμένων Βεραντών m <sup>2</sup>	Ολικό Καλυμμένων Χώρων m <sup>2</sup>	Εμβαδόν Ακάλυμπτων Βεραντών m <sup>2</sup>	Χώρος Στάθμευσης m <sup>2</sup>	Αυλή m <sup>2</sup>
Residence No.	Plot Area m <sup>2</sup>	No. of Bedrooms	Ground Floor m <sup>2</sup>	1 <sup>st</sup> Floor m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Total Covered Surface Areas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Parking Space m <sup>2</sup>	Yard m <sup>2</sup>
Κατοικία / Residence no.1	234	3	67	76	21	164	39	17	96
Κατοικία / Residence no.2	240	3	67	74	22	163	-	18	146
Κατοικία / Residence no.3	237	3	69	76	22	167	-	17	135
Κατοικία / Residence no.4	237	3	69	76	22	167	-	18	135
Κατοικία / Residence no.5	238	3	68	78	21	167	44	19	90



# Additional information

## Facilities

Aircondition, Provision	Gated complex	Heating, Provision
Parking, Covered	Solar water heater	Storage

## Features

Balcony	Bright	CCTV
CCTV (provision)	Ceramic tiles	Combined kitchen and dining area
Connected to electric mains	Courtyard	Double glazing
Easy access to highway	Easy access to main roads	En suite shower
Entrance gate	Entrance gate, automated	Garden
Granite countertops	Guest WC	Investment opportunity
Modern design	Near amenities	Open plan
Pipe-in-pipe plumbing system	Quiet area	Shower
Veranda	Veranda, large	Village view

## Distances

Amenities	Airport	Sea
 1 km	 24.9 km	 3.6 km
Public transport	Schools	Resort
 3.5 km	 1.5 km	 4.9 km

## Contact us



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