



#10407

# Amazing 3 Bedroom House in Pyla Larnaca (10407)

 Pyla, Larnaca

**€314,000** +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 167 m <sup>2</sup>	
Type		House			
Toilets		3			
Plot		238 m <sup>2</sup>			
Covered veranda		21 m <sup>2</sup>			
Uncovered veranda		44 m <sup>2</sup>			
Covered parking		19 m <sup>2</sup>			
Courtyard		90 m <sup>2</sup>			
Status		Under construction			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## 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 m2, 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

Ανταποκρινόμενα στην ανάγκη για έναν πιο πράσινο τρόπο ζωής, οι κατοικίες είναι εξοπλισμένες με ένα τελευταίας τεχνολογίας σύστημα φωτοβολταϊκών. Εκμεταλλευόμενα τη δύναμη του ήλιου, αυτά τα ήλιακα πλέκη παράγουν καθαρή, ανανεώσιμη ενέργεια, μειώνοντας το οικολογικό αποτύπωμα και επιτυγχάνοντας οικονομία στην ηλεκτρική ενέργεια. Παράλληλα, ο σχεδιασμός των κτιρίων 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 Βεραντιών m <sup>2</sup>	Ολικό Καλυμμένων Χώρων m <sup>2</sup>	Εμβαδόν Ακάλυπτων Βεραντιών 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>
<b>Κατοικία / Residence no.1</b>	234	3	67	76	21	164	39	17	96
<b>Κατοικία / Residence no.2</b>	240	3	67	74	22	163	-	18	146
<b>Κατοικία / Residence no.3</b>	237	3	69	76	22	167	-	17	135
<b>Κατοικία / Residence no.4</b>	237	3	69	76	22	167	-	18	135
<b>Κατοικία / Residence no.5</b>	238	3	68	78	21	167	44	19	90



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Gated complex

Solar water heater

Heating, Provision

Storage

## Features

Balcony

CCTV (provision)

Connected to electric mains

Easy access to highway

Entrance gate

Granite countertops

Modern design

Pipe-in-pipe plumbing system

Veranda

Bright

Ceramic tiles

Courtyard

Easy access to main roads

Entrance gate, automated

Guest WC

Near amenities

Quiet area

Veranda, large

CCTV

Combined kitchen and dining area

Double glazing

En suite shower

Garden

Investment opportunity

Open plan

Shower

Village view

## Distances

Amenities



1 km

Airport



24.9 km

Sea



3.6 km

Public transport



3.5 km

Schools



1.5 km

Resort




4.9 km

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

