



#14485

# MODERN 2 BEDROOM MEZONETTE IN PYLA, LARNACA - UNDER GRANTING PROGRAM (14485)

📍 Pyla, Larnaca

€215,000 +VAT





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 98.7 m<sup>2</sup>

Type	<b>Maisonette</b>
Toilets	<b>3</b>
Plot	<b>98 m<sup>2</sup></b>
Covered veranda	<b>19.15 m<sup>2</sup></b>
Status	<b>Off plan</b>

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

## Description

A stylish semi-detached house in the charming coastal village of Pyla, designed with modern living and energy efficiency in mind. This property offers generous living space, private outdoor areas, and excellent connectivity to both city life and the coast.

### Measurements

Covered Internal Area: 98.70 m<sup>2</sup>

Covered Veranda: 19.15 m<sup>2</sup>

Uncovered Parking: 36 m<sup>2</sup>

Plot Size: 98 m<sup>2</sup>

Delivery Date: October 2026

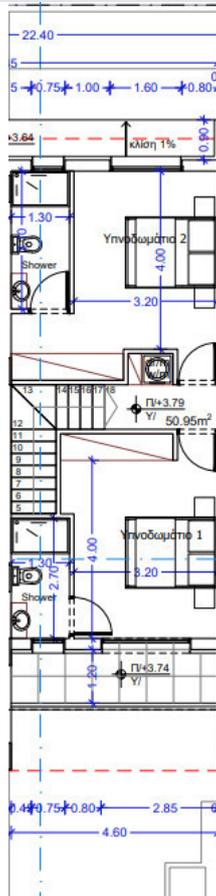
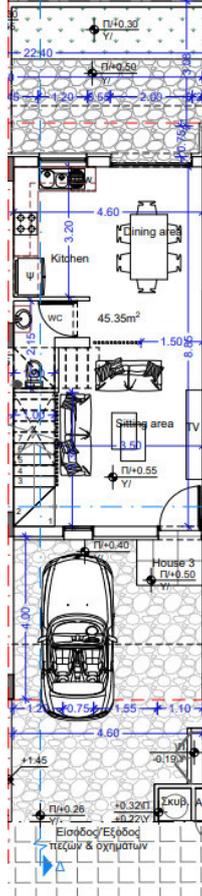
### Property Features

2 comfortable bedrooms and 2 modern bathrooms

Bright, open-plan interior with a practical layout



# Floor plans



# Additional information

## Facilities

Aircondition, Provision  
Storage

Heating, Central

Parking, Uncovered

## Features

Bath  
Easy access to highway  
Entrance gate  
Guest WC  
Modern design  
Pressurized water system  
Sound insulation  
Veranda

Bright  
Easy access to main roads  
Fitted wardrobes  
High ceilings  
Near amenities  
Quiet area  
Spacious rooms

Double glazing  
En suite bathroom  
Garden  
Investment opportunity  
Near bus route  
Rental potential  
Thermal insulation

## Distances

Amenities

 850 m

Airport

 24 km

Sea

 3.3 km

Schools

 2.7 km

Resort

 4.2 km

## Contact us



**George Sergiou**

 (+357) 94055813

 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

