



#15062

# LUXURY 2 BEDROOM VILLA WITH POOL IN PYLA, LARNACA (15062)

 Pyla, Larnaca

**€435,000** +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 104 m <sup>2</sup>	
Type	Detached Villa				
Toilets	3				
Plot	208 m <sup>2</sup>				
Status	Under construction				
Year of construction	2026				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

For sale: A modern detached villa under construction in the highly desirable area of Pyla, offering a perfect combination of comfort, energy efficiency, and contemporary design. The home features a 104 m<sup>2</sup> internal area, a 15 m<sup>2</sup> pergola, and an additional 10 m<sup>2</sup> attic room, positioned on a 208 m<sup>2</sup> plot. Only 500 meters from the beach, this property is ideal for those seeking a stylish coastal lifestyle.

Internal Covered Area: 104 m<sup>2</sup>

Pergola: 15 m<sup>2</sup>

Attic Room: 10 m<sup>2</sup> (double-height kids' room, convertible into a full bedroom)

Plot Size: 208 m<sup>2</sup>

Bedrooms: 2 (with potential for 4)

Bathrooms: 2 + Guest WC

Completion Year: 2026

Status: Under construction, Energy Efficiency Class A

Location: Pyla, just 500 m from the beach



# Additional information

## Facilities

Aircondition, Provision

Outdoor shower

Pool, Private

Heating, Underfloor

Parking, Covered

Solar photovoltaic panels  
(provision)

Landscaped garden

Pergola

## Features

Balcony

Bright

Easy access to highway

Entrance gate

High ceilings

Modern design

Pressurized water system

Sound insulation

Walking distance to beach

Barbeque

Ceramic tiles

Easy access to main roads

Entrance gate, automated

Investment opportunity

Near bus route

Quiet area

Spacious rooms

Bath

Double glazing

En suite bathroom

Guest WC

Luxury specifications

Pool view

Rental potential

Thermal insulation

## Distances

Amenities

 750 m

Airport

 23 km

Sea

 500 m

Schools

 2.5 km


Resort

 1.1 km

## Contact us



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