



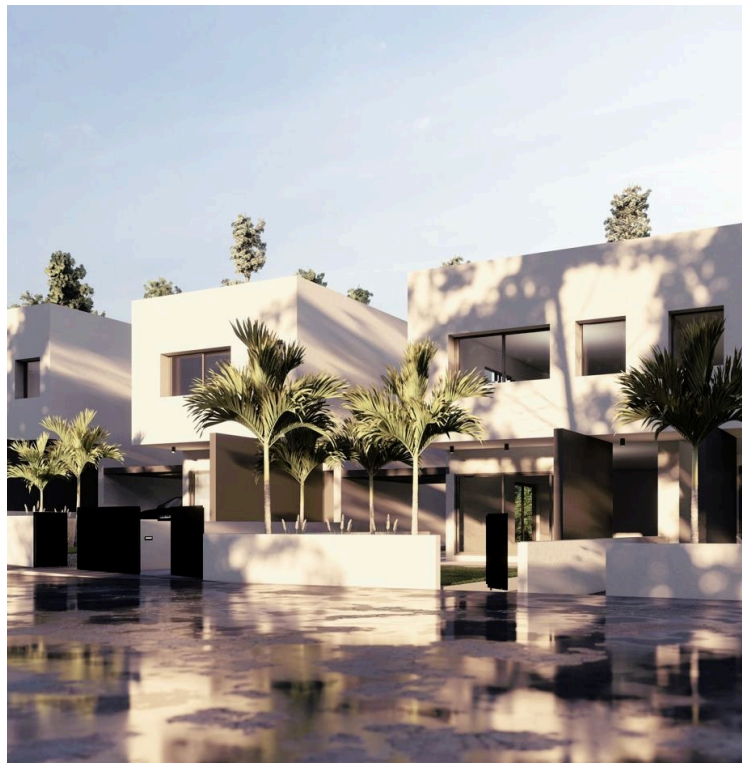
#7560

# Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7560)

 Pyla, Larnaca

**€308,000** +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 164 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>2</b>
Plot	<b>234 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2024</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7560)

This modern detached villa in Pyla, Larnaca, offers a perfect blend of contemporary design and comfortable living. Priced at €308,000 plus VAT and ready for move-in by October 31, 2025, this property is an excellent opportunity for those seeking a new home or investment in Cyprus.

Spread across two floors, the villa features three spacious bedrooms, two bathrooms, and two additional toilets, all designed with a focus on bright and open living spaces. The kitchen and living room are thoughtfully laid out in an open plan, maximizing natural light and creating a welcoming atmosphere. The villa's interiors are enhanced by aluminium frames, granite countertops, fitted wardrobes, and en suite shower in the master bedroom, all contributing to a modern and luxurious feel.

With a covered area of 164 square meters, the villa includes a 21-square-meter covered veranda and a 39-square-meter uncovered veranda, perfect for enjoying the Mediterranean climate. The property also features a 17sq.m covered parking space and sits on a 234 sq.m plot, offering ample room for outdoor activities. Energy efficiency is a key feature of this villa, boasting an 'A' rating, double glazing, thermal insulation, and a solar water heater.

Located in a quiet, gated complex, the villa provides easy access to main roads and is conveniently situated just 3.5 kilometers from the beach, 24 kilometers from the airport, 5 kilometers from schools, and 4.9 kilometers from a nearby resort. The area is also well-served by local amenities, with shops and services just 1 kilometer away.

This villa is the perfect choice for those looking to enjoy the best of Larnaca in a stylish and comfortable setting.



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Gated complex

Parking, Covered

Solar water heater

Storage

## Features

Balcony

Bright

Courtyard

Double glazing

Easy access to main roads

En suite shower

Fitted wardrobes

Granite countertops

Internal stairs

Modern design

Open plan

Quiet area

Shower

Thermal insulation

Veranda

## Distances

Amenities



1 km

Airport



24 km

Sea



3.5 km

Schools



5 km

Resort




4.9 km

## Contact us



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