

#7561

Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7561)

Pyla, Larnaca

€305,000 +VAT











Overview

Specifications

= 3	№ 2	[] 163 m ²
Bedrooms	Bathrooms	Covered

Туре	Detached Villa	Status	Under construction
Toilets	2	Year of construction	2024
Plot	240 m ²	Furnished	Unfurnished
Covered veranda	22 m ²	Structure	Concrete
Covered parking	18 m ²	Facade	Concrete
Courtyard	146 m ²	Energy efficiency rating	<i>≈</i> A

Description

Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7561)

This modern detached villa in Pyla, Larnaca, offers a perfect blend of contemporary design and comfortable living. Priced at €305,000 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 22-square-meter covered veranda. The property also features a 18 sq.m covered parking space and sits on a 240 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.





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 Airport Sea

1 km ≥ 24 km ≈ 3.5 km

Schools Resort

1 ≤ 5 km **4.9** km

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