



#7561

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

 Pyla, Larnaca

€305,000 +VAT





Overview

Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 163 m²

Type	Detached Villa
Toilets	2
Plot	240 m²
Status	Under construction
Year of construction	2024

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 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.

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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