

#7564

# Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7564)

Pyla, Larnaca

€314,000 +VAT











## **Overview**

## **Specifications**

<b>3</b>	<b>№</b> 2	[] 167 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Detached Villa	Туре
2	Toilets
238 m <sup>2</sup>	Plot
21 m <sup>2</sup>	Covered veranda
44 m <sup>2</sup>	Uncovered veranda
19 m <sup>2</sup>	Covered parking
90 m <sup>2</sup>	Courtyard

Under construction	Status
2024	Year of construction
Unfurnished	Furnished
Concrete	Structure
Concrete	Facade
<i>≉</i> A	Energy efficiency rating

## **Description**

Modern 3 Bedroom Detached Villa in Pyla, Larnaca (7564)

This modern detached villa in Pyla, Larnaca, offers a perfect blend of contemporary design and comfortable living. Priced at €314,000 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 167 square meters, the villa includes a 21-square-meter covered veranda. The property also features a 19 sq.m covered parking space and sits on a 238 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 Double glazing

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

**☆** 5 km **♠** 4.9 km

#### **Contact us**

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