



#7564

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

 Pyla, Larnaca





€314,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 167 m ²	
Type	Detached Villa				
Toilets	2				
Plot	238 m ²				
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 (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.

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

Solar water heater

Gated complex

Storage

Parking, Covered

Features

Balcony

Easy access to main roads

Granite countertops

Open plan

Thermal insulation

Bright

En suite shower

Internal stairs

Quiet area

Veranda

Double glazing

Fitted wardrobes

Modern design

Shower

Distances

Amenities



1 km

Airport



24 km

Sea



3.5 km

Schools



5 km

Resort



4.9 km

Contact us



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