



#8145

# Modern 3 Bedroom Villa Living in Pyla Village – New Project with Government Grants Available! (8145)

📍 Pyla, Larnaca

€310,000 +VAT









# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 140.65 m<sup>2</sup>

Type	<b>Semi-Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>171.7 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>

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

## Description

Modern 3 Bedroom Villa Living in Pyla Village – New Project with Government Grants Available! (8145)

PRICE 310.000 +VAT Estimated Delivery Date: March 2026

Discover an exceptional new development located in a tranquil residential neighborhood just outside Pyla Village. This project is set on flat grounds, offering endless countryside views and providing a serene environment perfect for families or those seeking a peaceful lifestyle. With all essential amenities close by and only 2 km from the renowned CTO Beach, this development offers the ideal balance of convenience and tranquility.

Project Overview:

**Prime Location:** Situated approximately 2 km from the stunning CTO Beach, 500 meters from local amenities, and with easy access to main roads and highways.

**Three Unique Homes:** The project includes three beautifully designed homes – 2 semi-detached and 1 detached villa. Each villa features an open-plan layout, a guest WC on the ground floor, and three spacious bedrooms on the first floor, including one en-suite. Ample storage areas, covered parking, and generous garden spaces add to the appeal.

**Government Revitalisation Zone Benefits:** This project falls under the Government Revitalisation Zone, with grants of up to €65,000 available, making it an incredibly attractive investment opportunity!



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Solar water heater

Heating, Provision

Storage

Parking, Covered

## Features

Balcony

Easy access to highway

Granite countertops

Luxury specifications

Quiet area

Veranda

Country view

Easy access to main roads

Guest WC

Modern design

Spacious rooms

Village view

Double glazing

Garden

Investment opportunity

Open plan

Thermal insulation

## Distances

Amenities



500 m

Airport



17.8 km

Sea



2 km

Public transport



1 km

Schools



800 m

Resort



3 km

## Contact us



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