



#9291

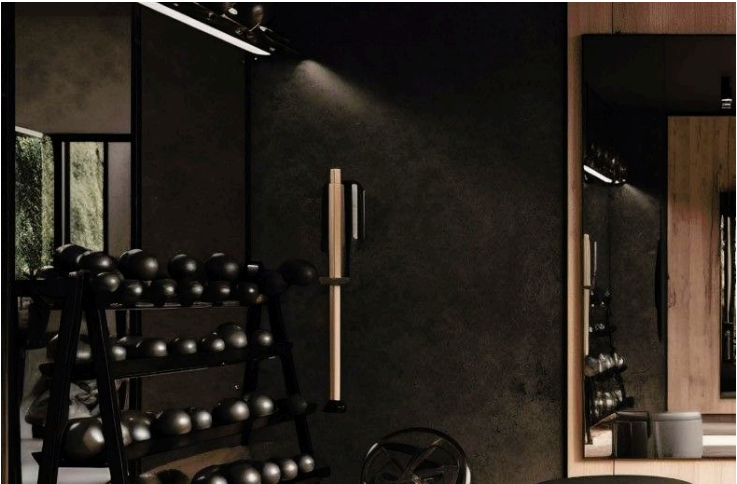
# Modern 1-Bedroom Apartment with Garden Views – Pyla, Larnaca (9291)

📍 Pyla, Larnaca

€210,936 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 1		 1		 55.1 m <sup>2</sup>	
Type	Apartment				
Toilets	1				
Status	Off plan				
Year of construction	2026				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

Modern 1-Bedroom Apartment with Garden Views – Pyla, Larnaca (9291)

Experience the ultimate in modern living with this off-plan 1-bedroom apartment, located on the 2nd floor of a 3-story building in the charming area of Pyla, Larnaca. This thoughtfully designed residence offers stunning garden views, with a total covered area of 55.1 m<sup>2</sup>.

### Key Features:

- 1 Bedroom, 1 Bathroom
- Optional furnished option available
- Open-plan living and dining area
- Covered veranda (11.4 m<sup>2</sup>)
- Energy-efficient rating: A
- Modern design with thermal insulation and double glazing
- Provisions for air conditioning, heating, and solar photovoltaic panels
- High-quality finishes, including granite countertops
- En suite shower in the bedroom

### Exclusive Community Amenities:

- Communal swimming pool
- Gym and children's playground



# Floor plans

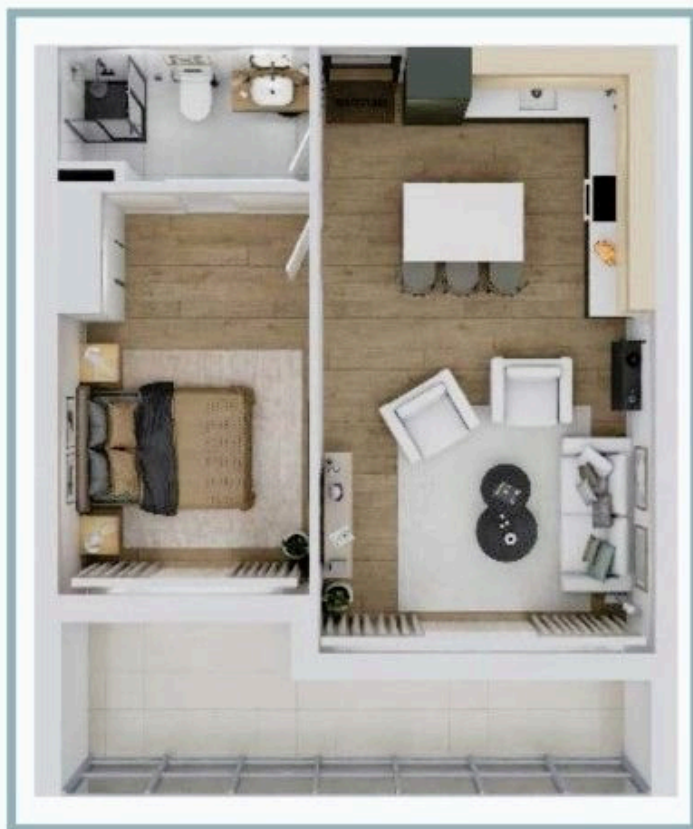
## 1 BED ROOM

1 1 66 sqm  
avg

TYPE 1



TYPE 2



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Provision

Parking, Covered

Solar water heater

Childrens playground

Gated complex

Landscaped garden

Pool, Communal

Storage

Clubhouse

Gym

Outdoor shower

Solar photovoltaic panels (provision)

## Features

Balcony

Double glazing

En suite shower

Granite countertops

Near amenities

Rental potential

Thermal insulation

Combined kitchen and dining area

Easy access to highway

Entrance gate

Investment opportunity

Near bus route

Roof garden

Veranda

Connected to electric mains

Easy access to main roads

Entrance gate, automated

Modern design

Open plan

Shower

## Distances

Amenities

 550 m

Airport

 23.7 km

Sea

 3.5 km

Public transport

 500 m


Resort

 3.5 km

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaspyridou@gmail.com

