



#9691

# Modern 3 Bedroom Detached Villa with in Pyla Larnaca (9691)

📍 Pyla, Larnaca

€540,000





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 173 m <sup>2</sup>	
Type		Detached Villa		Year of construction	
Toilets		2		2024	
Plot		324 m <sup>2</sup>		Furnished	
Status		Resale		Unfurnished	
				Structure	
				Concrete	
				Energy efficiency rating	
				 A	

## Description

For sale is a stunning detached villa in the sought-after area of Pyla. Built in 2024, this modern home spans an impressive 173 m2 and features three spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those looking for extra space.

Located in a gated complex, this villa offers privacy and tranquility while being close to local amenities. Pyla is known for its charming village atmosphere, complete with traditional cafes and shops, as well as beautiful sandy beaches just a short distance away. The area boasts a breathtaking view of the sea, complemented by picturesque village scenery.

The villa is designed for energy efficiency, rated A, ensuring comfort and reduced energy costs. Enjoy sunny days by your private swimming pool, perfect for relaxing or entertaining guests. The property comes unfurnished, allowing you the opportunity to style it to your preference.

This exceptional villa is a rare find in Pyla and is proudly advertised by Lextrus Real Estate. Don't miss your chance to own this modern home with captivating views and a peaceful lifestyle. Contact us today for more information or to schedule a viewing.



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Storage

Childrens playground

Parking, Covered

Gated complex

Pool, Private

## Features

Balcony

Easy access to main roads

Luxury specifications

Roof garden

Smart home automation

Village view

Bright

En suite shower

Modern design

Sea view

Veranda

Double glazing

Guest WC

Next to green area

Shower

Veranda, large

## Distances

Amenities



1 km

Airport



15 km

Sea




2 km

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaSpyridou@gmail.com

