

Property Code:	A10415	Type:	Sale - House/Villa
Location:	Larnaca - Pyla	Internal Area:	170 m ²
Plot Area:	471 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2008
Status:	Resale		

Property features:

Air Conditioning	Barbeque	Covered Parking	Detached
Garden	Swimming Pool	Title Deeds	

Description:

Luxurious 4-Bedroom Detached Villa with Private Pool in Prestigious Pyla

A Sanctuary of Modern Elegance and Tranquil Living

Nestled in a private and quiet location within the highly sought-after village of Pyla, this exquisite 4-bedroom detached villa offers the perfect blend of luxury, comfort, and Cypriot charm. Built to the highest standards, this spacious family home is set on a generous 471m² plot and promises a lifestyle of peace and privacy.

Step into your own private oasis, where a stunning 5x9m private swimming pool takes centre stage, surrounded by a mature garden filled with the scent of citrus and the shade of fruit trees. This is more than a house; it's a forever home.

Property Highlights:

Spacious Living: A generous 170m² of covered living space, intelligently designed for modern family life.

Private Pool & Garden: A magnificent 5x9m swimming pool set within a mature garden featuring orange, grapefruit, mandarin, kumquat, pomegranate, and fig trees.

Exceptional Build Quality: Warm, dry, and clean construction with high-quality finishes throughout, including granite and PVC windows with shutters.

Year-Round Comfort: Diesel underfloor heating and Panasonic inverter air conditioners ensure perfect temperatures in every season.

Modern Amenities: Featuring a 7kW photovoltaic system for reduced electricity costs, a ventilation system, security cameras, and 380V electricity.

Detailed Property Features:

Interior (170m²):

Bedrooms: 4 spacious double bedrooms, offering ample space for family and guests.

Bathrooms: 3 modern, well-appointed bathrooms.

Basement: Includes a practical diesel boiler room and valuable extra storage space.

Living Areas: A bright and airy open-plan living and dining area, perfect for entertaining.

Finishes: High-quality granite finishes, premium fixtures, and excellent attention to detail.

Exterior & Plot (471m²):

Swimming Pool: A large 5m x 9m private pool for refreshing dips and summer relaxation.

Outdoor Living: A 20m² covered veranda, ideal for al-fresco dining, and a dedicated barbecue area for hosting friends and family.

Mature Garden: A beautifully landscaped garden with a variety of fruit trees, providing both privacy and a picturesque setting.

Parking: 1 covered parking space plus a separate garage, ensuring plenty of off-road parking.

Location & Lifestyle:

Quiet & Secure: Situated on a peaceful, spacious street with beautiful surrounding homes, parks, and playgrounds.

Prime Location: Enjoy the best of both worlds—the tranquillity of village life with the convenience of being just 4km from the golden beaches of the Mediterranean Sea and only a 23km drive from Larnaca International Airport.

Community: A friendly, established neighbourhood perfect for families.

Additional Technical Specifications:

Title Deeds: Available and in order.

Heating: Diesel underfloor heating.

Cooling: Panasonic inverter air conditioners.

Self-Sufficiency: 7kW photovoltaic system & solar-powered garden lighting.

Security: Pre-installed security camera system.

Utilities: 380V electricity and rainwater drainage systems.

This villa is a rare find in Pyla, offering a move-in-ready luxury home without compromise. It is a perfect choice for those seeking a permanent residence or a high-end holiday home in Cyprus.

Contact us today to arrange a private viewing and experience this exceptional property for yourself.



