

<b>Property Code:</b>	A9941	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	141 m <sup>2</sup>
<b>Plot Area:</b>	240 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2026
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

#### Property features:

Covered Parking      Link-Detached

#### Description:

## Modern 3-Bedroom Home in Pyla, Larnaca - Only 5 Houses in the Project!

Discover a **rare opportunity** in a **limited-edition residential project** with only **5 exclusive homes!** This stylish **3-bedroom house** offers **141m<sup>2</sup> of covered living space** on a **240m<sup>2</sup> plot**, perfectly designed for comfort and modern living.

#### Property Highlights:

- ☐ **Spacious 3 bedrooms** (master with en-suite potential)
- ☐ **Bright open-plan living & dining area**
- ☐ **Covered veranda (22m<sup>2</sup>)** - perfect for outdoor relaxation
- ☐ **Private covered parking (18m<sup>2</sup>)**
- ☐ **Low-density project** - only **5 homes** for added privacy
- ☐ **Prime location:** Just **2.5km to the sea & 26km to Larnaca Airport**

#### Why Pyla?

Pyla is a **highly sought-after** area, known for its **tranquil yet cosmopolitan vibe**, **excellent schools**, and **easy access to Larnaca's amenities**. With the **beach just minutes away**, this home is ideal for **families, investors, or holiday buyers**.

**Contact us today to arrange a viewing!** Limited availability!



