

<b>Property Code:</b>	A4773	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	136 m <sup>2</sup>
<b>Plot Area:</b>	307 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2023
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking	Detached	Garden	Swimming Pool
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**Description:**

## New villa in Pyla for sale

The new Complex will excellently be located in a quiet area on the Larnaca - Dhekelia road, near the 5-star Golden Bay Hotel and walking distance from one of the many Blue Flag sandy beaches that can be found here. The area also offers all the necessary amenities such as supermarkets, banks, pharmacies, shops as well as easy access to the highway linking all major towns in Cyprus, making the Larnaca International Airport only a 15 drive away and only 25 minutes to the famous Ayia Napa and Protaras resorts.

The quiet location away from the city hustle and bustle but at the same time offering all city living amenities only a 10-minute drive away, make this property ideal as a permanent residence and family living. The area is equally popular for vacations and summer holidays providing the option of renting out the property and thus ensuring to the prospective buyer a rental income.

This property is a 2 storey [detached villa](#) with modern design, high-quality construction standards and electrical provision for Smart Home system. It is one of seven available detached houses on this project, perfectly positioned with south orientation benefiting of the cool sea breeze during the summer months and beautiful sunshine. Configured with open plan kitchen/living area, guest WC, on the ground floor and 3 bedrooms (master with en-suite) and main bathroom on the first floor. Externally there is covered parking and garden that could accommodate a swimming pool (optional).

This property is suitable for investors looking for buy-to-rent properties and offers a possible 5% return on short term rentals.

Complex has in total 9 houses, seven of them are 3 bed villas.



