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<b>Property Code:</b>	A11555	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	168 m <sup>2</sup>
<b>Plot Area:</b>	299 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

**Property features:**

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Covered Parking      Detached      Swimming Pool

**Description:**

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## Modern 3 Bedroom Villa For Sale In Pyla

This elegant villa offers a perfect combination of modern comfort and relaxed Mediterranean living in the highly desirable area of Pyla.

The property features a **covered area of 229m<sup>2</sup>**, designed to provide spacious and functional living throughout. It includes **three well-proportioned bedrooms**, ideal for families, guests, or a holiday home setup.

The interior offers bright and open-plan living spaces that flow seamlessly toward the outdoor area, creating an inviting atmosphere for both everyday living and entertaining.

Outside, the villa boasts a private **swimming pool**, perfect for enjoying the Cyprus sunshine in complete privacy. A **covered parking space** adds practicality and convenience.

Set on a **south-facing plot**, the home benefits from excellent natural light throughout the day, enhancing both comfort and energy efficiency.

Prime location highlights:

Just **5 minutes' walk to the beach**

Only **10 minutes' walk to the central village** with shops, cafés, and amenities

Approximately **20 minutes' drive to the airport**

This property is an excellent choice for permanent residence, holiday living, or investment, offering a rare opportunity to enjoy coastal lifestyle convenience in one of Pyla's most accessible locations.

**MODERN 3 BEDROOM VILLA FOR SALE IN  
PYLA**

€ 490 000



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