

<b>Property Code:</b>	A11559	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	140 m <sup>2</sup>
<b>Plot Area:</b>	233 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+VAT

**Property features:**

Covered Parking      Detached

**Description:**

## Three-Bedroom Villa in Pyla | Exclusive Boutique Development

Nestled in the sought-after residential area of Pyla, this elegant three-bedroom villa forms part of a small, exclusive development of just three homes — offering privacy, quality, and a true sense of community.

Designed with modern living in mind, the villa offers a generous covered area of 140 m<sup>2</sup> set on a private plot of 233 m<sup>2</sup>, giving you ample indoor comfort alongside outdoor space to relax, entertain, or simply enjoy the Cyprus sunshine.

**Property Highlights:**

3 spacious bedrooms  
3 bathrooms  
Covered area: 140 m<sup>2</sup>  
Plot area: 233 m<sup>2</sup>  
Covered parking  
Part of a boutique project of only 3 units

**Location**

Pyla offers the perfect balance between peaceful residential living and easy access to everything the island has to offer. The Mediterranean coast is just 2.5 km away, while Larnaca International Airport is a convenient 26 km drive — ideal for frequent travellers or those relocating to Cyprus.

The area is well-connected to local amenities, schools, and the vibrant centres of Larnaca and Famagusta district, making this villa a smart choice whether as a permanent residence, holiday retreat, or investment property.

Contact us today to arrange a private viewing or request the full project specifications.



