

<b>Property Code:</b>	A11564	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	152 m <sup>2</sup>
<b>Plot Area:</b>	261 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking      Detached      Roof Garden      Swimming Pool

**Description:****Elegant 3-Bedroom Villa for Sale in Pyla**

Located in the peaceful and highly desirable area of Pyla, this modern villa offers the perfect combination of comfort, style, and convenience, just 3.5km from the beach.

The property features 152 sqm of covered internal area, a 17 sqm covered veranda, and sits on a 261 sqm plot, making it an ideal home for both permanent living and holiday enjoyment.

Key features include:

- 3 spacious bedrooms
- 2 modern bathrooms
- 3 toilets
- Bright open-plan living and dining area
- Contemporary kitchen design
- Covered veranda for outdoor relaxation
- Private roof garden with beautiful open views
- Covered parking
- Private outdoor space

Situated in a quiet residential neighborhood with easy access to all amenities, schools, and the highway, this villa is an excellent investment opportunity or family home close to the sea.

A modern property designed for comfortable Mediterranean living.



