

<b>Property Code:</b>	A11565	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	148 m <sup>2</sup>
<b>Plot Area:</b>	243 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

**Description:**

## Contemporary 3-Bedroom Villa for Sale in Pyla

Situated in the charming area of Pyla, this modern detached villa offers a perfect blend of elegance, comfort, and practicality, only 3.5km from the beach.

The property features 148 sqm of covered internal space, a 20 sqm covered veranda, and is set on a 243 sqm plot, ideal for comfortable family living or a smart investment opportunity.

Property features:

- 3 spacious bedrooms
- 2 stylish bathrooms
- 3 toilets
- Bright open-plan living and dining areas
- Modern kitchen with functional layout
- 20 sqm covered veranda for outdoor enjoyment
- Private roof garden with open views
- Covered parking
- Private outdoor area

Located in a peaceful residential neighborhood with easy access to amenities, schools, and the motorway, this villa offers the perfect Mediterranean lifestyle close to the sea.

An excellent choice for a permanent residence, holiday home, or investment property in one of the most desirable areas near Larnaca.

**CONTEMPORARY 3 BEDROOM VILLA IN  
PYLA**

---

€ 515 000



# CONTEMPORARY 3 BEDROOM VILLA IN PYLA

---

€ 515 000

