

<b>Property Code:</b>	A11569	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	147 m <sup>2</sup>
<b>Plot Area:</b>	220 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2027
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking      Garden      Swimming Pool

**Description:**

## Modern 3-Bedroom Semi-Detached Villa for Sale in Pyla

Discover contemporary living in the sought-after area of Pyla with this stylish semi-detached villa, perfectly designed for comfort, functionality, and modern family living.

Set on a 220 sqm plot, the property offers 147 sqm of covered internal area, complemented by 21 sqm of covered verandas and 20 sqm of uncovered verandas, creating seamless indoor and outdoor living spaces.

The villa features 3 spacious bedrooms and 3 modern bathrooms, including an en-suite master bedroom, an open-plan kitchen and living area filled with natural light, and high-quality finishes throughout.

Externally, the property boasts a private swimming pool, landscaped garden, and covered parking, ideal for relaxing and entertaining in the Cyprus sunshine.

Located in a quiet residential area of Pyla, the villa offers easy access to all amenities, beaches, schools, and the highway connecting Larnaca and surrounding areas, making it an excellent choice for permanent residence, holiday home, or investment opportunity.

**Property Features:**

- 3 Bedrooms
- 3 Bathrooms
- 147 sqm Covered Area
- 21 sqm Covered Verandas
- 20 sqm Uncovered Verandas
- 220 sqm Plot Size
- Private Swimming Pool
- Landscaped Garden
- Covered Parking
- Semi-Detached Villa
- Modern Design & High-Quality Finishes
- Prime Residential Location in Pyla

**MODERN 3 BEDROOM SEMI-DETACHED  
VILLA IN PYLA**

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€ 400 000

