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<b>Property Code:</b>	A11742	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pyla	<b>Internal Area:</b>	90 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2028	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

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Communal Pool	Covered Parking	Garden	Gym
Kid's Play Area	Provision for Air-conditioning		

**Description:**

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## **2-Bedroom Townhouse for Sale in Pyla, Larnaca - Modern Luxury Living**

Discover contemporary Mediterranean living in this stylish **2-bedroom townhouse** located within an exclusive **gated residential community in Pyla, Larnaca**. Part of a prestigious development comprising **seven modern buildings**, this exceptional project has been designed to offer comfort, security, and a high-quality lifestyle for residents and investors alike.

Residents enjoy access to outstanding communal facilities, including **multiple swimming pools**, a fully equipped **gym**, beautifully landscaped **gardens**, a **children's playground**, and professionally managed communal areas that ensure a seamless living experience.

Ideally situated just **4 minutes from the beach**, the development combines peaceful surroundings with excellent connectivity. It is conveniently located near the **British University of Central Lancashire (UCLan Cyprus)** and offers easy access to Larnaca city centre, making it an ideal choice for families, professionals, students, and investors.

**Key Features:**

- 2 spacious bedrooms
- Modern architectural design
- Gated and secure residential complex
- Seven residential buildings
- Communal swimming pools
- Fully equipped gym
- Landscaped gardens
- Children's playground
- Professional facility management
- High levels of privacy and security
- Energy-efficient development

## MODERN 2-BEDROOM TOWNHOUSE FOR SALE IN PYLA

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€ 373 313

Only 4 minutes to the beach  
Close to UCLan Cyprus  
Easy access to Larnaca city centre

This is a fantastic opportunity to own a home in one of Larnaca's most sought-after residential areas, offering the perfect balance of luxury, convenience, and investment potential.



# MODERN 2-BEDROOM TOWNHOUSE FOR SALE IN PYLA

€ 373 313

