

Код Объекта:	10559	Тип:	Продажа - House/Villa
Местоположение:	Ларнака - Pyla	Площадь:	168 м <sup>2</sup>
Участок:	178 м <sup>2</sup>	Спальни:	3
Ванные:	2	Статус:	Вторичный Рынок

**Особенности недвижимости:**

Air Conditioning      Detached

**Описание:****Modern Family Villa in Pyla**

Discover the perfect blend of spacious family living and low-maintenance luxury in the sought-after village of Pyla. This contemporary 3-bedroom detached villa offers a turn-key solution in a prime location, situated between the vibrant energy of Larnaca and the cosmopolitan resort of Ayia Napa.

**Property Highlights:**

**Spacious & Sun-Filled Living:** This bright and modern home offers a generous **168 sqm of covered living space** spread over two floors, designed for both family life and elegant entertaining.

**Private & Manageable Outdoor Space:** Enjoy the best of villa living with a **178 sqm private plot**. The low-maintenance garden, spacious verandas, and private swimming pool\* create your personal oasis for relaxation and summer barbecues (*please confirm pool inclusion with agent*).

**Ideal Family Layout:** The villa features a practical and comfortable layout with **three double bedrooms** (master with en-suite), **two full bathrooms**, and a guest WC. The open-plan living area on the ground floor seamlessly connects to the outdoor space.

**Prime Pyla Location:** Experience the unique advantage of Pyla, a traditional village with all modern amenities, known for its excellent schools, supermarkets, and international community.

**Beach Proximity:** Just a **4km (5-minute) drive** to the renowned sandy beaches of Larnaca, including Faros Beach and the famous McKenzie strip.

**Strategic Connectivity:** Located **24km from Larnaca International Airport**, providing easy access for travel. The villa offers a peaceful retreat while being a short drive from the bustling centres of Larnaca city and the entertainment options of the Ayia Napa strip.

**Additional Features:**

Modern kitchen with fitted appliances

Air conditioning throughout (split units)

Provision for central heating

Private covered parking

Quiet, residential neighbourhood

**Perfect For:**

Families seeking a secure, spacious home with outdoor space and excellent schools nearby.

Professionals wanting a high-quality residence with easy access to Larnaca's business centres and the airport.

Investors looking for a premium, rentable property in a consistently high-demand area.

This villa represents a rare opportunity to acquire a modern, ready-to-live-in home in one of Cyprus's most desirable villages. Contact us today to arrange a private viewing.

