



## 3 Bedroom Charming Villa - Pyla Area, Larnaca



### Informazioni sull'Agente

Nome:	Thekla Papouri
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Experience since:	2000
Tipo di servizio:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 672,919.26

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Larnaka
Città:	Larnaca
Publicato:	31/03/2026
Descrizione:	

Discover modern living in this elegant 3 bedroom villa, set in the sought-after Pyla area.

Pyla is known for its calm residential atmosphere, close proximity to beautiful beaches, and convenient access to the Larnaca city center. It offers the perfect balance of relaxed coastal living combined with easy everyday convenience, making it an ideal location for both permanent residence and holiday escapes.



This villa is part of an exclusive new development featuring just 19 villas, ensuring privacy, modern aesthetics, and a well-planned neighborhood feel.

Upon entering the home, you are greeted by an open-plan living, dining, and kitchen area that creates a bright and welcoming flow throughout the ground floor. Large patio doors open out to the veranda, private pool, and garden, offering seamless indoor-outdoor living. A guest toilet is also located on this level for comfort and practicality.

The first floor hosts three well-appointed bedrooms, each with its own en-suite shower, providing comfort and privacy for all family members or guests. Continuing upward, the villa boasts a spacious roof garden where you can relax and enjoy panoramic views—an ideal setting for evening gatherings or quiet moments.

Outdoors, the villa features its own private swimming pool, garden area, and covered parking. Designed with modern living in mind, it is equipped with smart home features and provisions for heating, ensuring year-round comfort.

This property offers a refined lifestyle in an excellent location—modern, stylish, and perfectly suited for both investment or personal use.

#### **Features:**

- Provision for Central Heating
- AC
- Provision for Photovoltaics
- Provision for BBQ
- Jacuzzi and Kitchen in roof garden

#### **Distances:**

- 4 minutes' drive to the beach



- 18 minutes' drive to Larnaca international Airport

## Comune

Camere da letto: 3  
Bagni: 3  
Finito piedi quadrati: 190 mq

## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.295.035

