



## 3 Apartments & La Veranda Restaurant For sale in Pyla Larnaca Cyprus



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 800,000

### Location

Country: Cyprus  
State/Region/Province: Larnaka  
City: Pyla  
Address: La Veranda Restaurant  
ZIP code: 7081  
Posted: Oct 10, 2025

### Description:

3 Apartments & La Veranda Restaurant For sale in Pyla Larnaca Cyprus

Esales Property ID: es5554810

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Cyprus

A Premier Investment Opportunity: La Veranda Restaurant & Three Apartments in Pyla, Larnaca, Cyprus – €800,000

This is an exceptional and rare opportunity to acquire a unique mixed-use commercial and residential property in the highly sought-after tourist area of Pyla, Larnaca, Cyprus. Known as La Veranda, this



property combines an established, fully operational ground-floor restaurant with three independent residential apartments on the upper floor, presenting a compelling prospect for both seasoned investors and those seeking a lucrative lifestyle business on the beautiful Cypriot coast.

## Unbeatable Location: The Heart of the Larnaca Tourist Area

The strategic location of La Veranda is arguably its most significant asset. Situated directly on the renowned Dhekelia Road in the Pyla tourist area, the property enjoys a high-visibility position. Crucially, it is located opposite the prestigious GOLDEN BAY BEACH HOTEL, placing it in the very heart of a thriving tourism hub. This proximity to major 5-star hotels, blue-flag beaches, and a vibrant strip of cafes, bars, and entertainment facilities ensures consistent foot traffic and a built-in customer base for the restaurant, while the apartments benefit from the desirability of the location for both short-term holiday rentals and long-term residency.

The surrounding area is characterized by a mix of luxury villas, established residential complexes, and a robust commercial environment, making Dhekelia Road one of the most prestigious and active coastal strips in the Larnaca district. The location offers excellent road links, connecting quickly to Larnaca city centre, the international airport (Larnaca International Airport – LCA), and the main motorway network for easy access to Limassol, Nicosia, and Ayia Napa.

## Property Composition and Features

La Veranda is a versatile two-story building structure composed of a ground-floor commercial unit and three separate residential units above.

### The Commercial Unit: Fully Equipped Restaurant

The entire ground floor is dedicated to the operation of a professional restaurant, also known by the name La Veranda. This is a significant commercial asset, ready for immediate operation.

\* **Space:** The ground floor is a fully equipped restaurant space. The full size in square meters will be provided to genuinely interested parties ('To follow').

\* **Facilities:** The restaurant includes all necessary professional facilities, including a fully fitted kitchen area (details to be confirmed), a dining area, and dedicated public toilets.

\* **Turn-Key Operation:** The sale includes the property fully furnished (details of commercial equipment and furniture to be confirmed), allowing a new owner to take over operations seamlessly or to immediately lease the commercial space.

### The Residential Units: Three Independent Apartments

Located on the upper floor of the complex are three independent apartments, each designed as a complete, self-contained living unit with its own separate entrance. This division provides distinct revenue streams from the residential component, separate from the commercial income of the restaurant.

\* **Apartment Configuration:** Each of the three flats is a complete unit, featuring:



- \* One Bedroom: Providing private sleeping quarters.
  - \* One Bathroom: Private to each apartment.
  - \* Kitchen: Fully equipped for self-catering.
  - \* Living Area: Comfortable space for relaxation and entertaining.
  - \* Balcony: Offering private outdoor space to enjoy the Cypriot climate.
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- \* Furnishing: All three apartments are being sold furnished, making them instantly ready for rental income (either holiday or long-term) or immediate occupation.
  - \* Residential Amenities: The complex does not feature a private or communal pool, a detail which helps to keep communal fees low, a desirable feature for tenants or residents.

## Views

The property offers road views looking out onto the lively Dhekelia Road, which is softened by the presence of trees and plants lining the street. The view encompasses the high-end hotels (such as the Golden Bay Beach Hotel opposite) that define the prestigious tourist area, ensuring a dynamic and desirable environment. While not direct sea view, the proximity to the coast is a clear advantage.

## Investment Highlights

The acquisition of La Veranda is a highly attractive investment proposition in the stable and growing Cyprus property market, offering the rare combination of commercial and residential income generation from a single asset:

1. Dual Income Stream: Immediate rental income potential from the three separate apartments, coupled with direct operational income or lease revenue from the established ground-floor restaurant. This diversification significantly mitigates investment risk.
2. Prime Tourist Location: Situated on Dhekelia Road, opposite a landmark 5-star hotel, guaranteeing consistent demand for both the commercial and residential units.
3. Turn-Key Sale: Being sold fully furnished for both the restaurant and the apartments means minimal immediate capital outlay is required for setup, accelerating the return on investment.
4. Defined Units: The design with separate entrances and clearly defined residential units (each with one bedroom, kitchen, living area, and bathroom) makes management and maintenance straightforward.

This investment represents a chance to own a multi-faceted revenue-generating property in a premium, established coastal location in Cyprus. Interested parties are invited to express their interest to receive the forthcoming photographs, the total property size in square meters, and to arrange a viewing of this exceptional asset. The quoted asking price is €800,000.

## ABOUT THE AREA

Pyla is a unique village located in the Larnaca District of Cyprus, standing apart for its remarkable and complex geopolitical status. It is one of only four villages situated entirely within the United Nations Buffer Zone (also known as the Green Line) and is administered by the Republic of Cyprus, but policed by UNFICYP peacekeepers. This special designation is due to its location adjacent to the British



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Sovereign Base Area of Dhekelia. The village's name is derived from the Greek word *pyli*, meaning 'gate,' a reference to its historical position as the gateway to the Mesaoria plain.

The most extraordinary feature of Pyla is its bicomunal population, making it the only remaining village on the island where the original Greek Cypriot and Turkish Cypriot inhabitants still live side-by-side. This coexistence is a living, breathing testament to the island's divided history and a symbol of potential reconciliation, despite the ongoing political challenges and the presence of the UN forces. The village reflects this blend of cultures in its architecture, community life, and institutions, featuring both a mosque and multiple Orthodox churches. This delicate balance of communities under UN supervision lends Pyla a distinct atmosphere that is both tranquil and historically significant.

Beyond its political distinction, Pyla has a rich history dating back to the Bronze Age, evident in the nearby Pyla-Kokkinokremos archaeological site. Modern Pyla also includes a popular coastal area, often referred to as the Pyla Tourist Area, which offers luxurious hotels, restaurants, and organized beaches along the Larnaca-Dhekelia road. The village itself hosts a cultural center, a medieval tower, and a university campus (UCLan Cyprus), providing amenities that cater to both residents and tourists. Its proximity to the sea and its relatively peaceful environment make it an attractive location for both investment and habitation near the main city of Larnaca.

For international travelers and residents, Pyla is conveniently located near Cyprus's primary aerial gateway. The nearest airport to Pyla, Larnaca, is the Larnaca International Airport (LCA). This major airport is approximately 15 to 20 kilometers away, making the village easily accessible and providing excellent connectivity to Europe and the Middle East. This ease of access contributes significantly to the appeal of the Pyla tourist strip for foreigners.

#### MAiN FEATURES:

- \* 500m<sup>2</sup> of living space
- \* 1000m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Thriving Business
- \* Great base from which to discover other fantastic areas of Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Common**

Bedrooms:	3
Bathrooms:	5
Finished sq. ft.:	500 sq m



Lot Size: 1000 sq m

### **Room details**

Indoor Features: Fitted kitchen

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.684.439

