

# 3-Bedroom Villa in Pyla with Pool for Sale

**FOR SALE - € 405,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/260159>

Prop No. **260159**  
 City: **Larnaca**  
 Area: **Pyla**  
 Bedrooms: **3 Bedrooms**  
 Bathrooms: **3 Baths**  
 Covered area: **141 m<sup>2</sup>**  
 Plot: **320 m<sup>2</sup>**  
 Title deeds: **After construction**  
 Property Type: **Detached**  
 Condition: **New**  
 Delivery Date: **June 2027**

A new project offering a choice of two 3-bedroom villas with private pools, ideally located in Pyla, between Larnaca and the coast. The area offers peace, privacy, and convenience, just minutes from the beach and city amenities. The airport is only a 20-minute drive, and Larnaca city center is 15 minutes away.

Each villa is built on a 320 m<sup>2</sup> plot and offers 141 m<sup>2</sup> of internal covered area over two floors.

The ground floor features an open-plan kitchen, spacious living and dining area, guest WC, and direct access to the garden with a private 7x4m swimming pool.

The upper floor consists of three bedrooms, including a master bedroom with en-suite bathroom. The other two bedrooms share a main bathroom.

The property also includes a roof garden with nice open country views and a private parking.

Estimated delivery: June 2027.

## Property features

- Balcony
- Double Glazing
- En-suite
- Energy Efficient
- Garden
- Gazebo/Pergola
- Granite Worktop
- Guest W.C
- Intercom System
- Main Bathroom
- Open Plan Fitted Kitchen
- Photovoltaic Panels
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Solar Panels
- Uncovered Parking



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