2-Bedroom Ground Floor Apartment with Garden for Sale in Pyla

FOR SALE - € 365,206 + VAT EUR



https://www.mayfaircyprus.net/p/260962

Prop No.	**260962**
City:	**Larnaca**
Area:	**Pyla**
Bedrooms:	**2 Bedrooms**
Bathrooms:	**3 Baths**
Covered area:	**73 m^2**
Uncovered Veranda:	**17 m^2**
Covered Veranda:	**14 m^2**
Title deeds:	**After construction**
Property Type:	**Ground floor**
Condition:	**New**
Delivery Date:	**2028**

Located in the heart of Pyla, this exclusive gated development combines peaceful surroundings with contemporary architecture, resort-style amenities, and convenient access to key destinations. The project is ideally positioned just 15 minutes from UCLan University, 5 minutes from the beach, 10 minutes from Larnaca city centre, and 20 minutes from Larnaca International Airport.

A defining feature of the development is its impressive 80m+ signature canal pool, complemented by a communal gym and tennis court, offering residents a refined lifestyle centred around leisure, wellness, and recreation.

This beautifully designed two-bedroom ground-floor apartment offers 73.30 sqm of internal living space, with a spacious open-plan kitchen and living area.
The residence comprises a generous master bedroom with an ensuite bathroom, a second bedroom with its own ensuite bathroom, and a guest WC.

The interior seamlessly extends outdoors through a 14 sqm covered veranda, complemented by a 23 sqm private garden, creating an inviting space for outdoor dining, relaxation, or entertaining.

The apartment also comes with private parking and a dedicated storage room, providing additional convenience and functionality.

The project's estimated delivery is in 2028.

Property features

- Balcony
- Communal Gym
- Communal Pool
- Communal Tennis Court
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Garden
- Guest W.C
- Intercom System
- Lift
- Open Plan Fitted Kitchen
- Pressurized Water System
- Solar Panels
- Store Room

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