

4-bedroom Luxury Villa for Sale in Dekelia Rd - Pyla

FOR SALE - € 1,280,000 + VAT EUR



<https://www.mayfaircyprus.net/p/260969>

Prop No. **260969**
City: **Larnaca**
Area: **Dekelia Road - Pyla**
Bedrooms: **4 Bedrooms**
Bathrooms: **6 Baths**
Covered area: **219 m²**
Uncovered Veranda: **55 m²**
Covered Veranda: **16 m²**
Plot: **531 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**
Delivery Date: **Off plan**

A new project consisting of 3 beautiful 4-bed, modern, luxury, detached villas located in a quiet area on the Larnaca - Dekelia road, walking distance (only 430m) from one of the many Blue Flag beaches that can be found here. Featuring luxurious finishes, spacious interiors and generous outdoor areas.

The project is ideally located just 10 minutes' drive from Larnaca town centre and the Finikoudes promenade. UCLan Cyprus and the American University of Cyprus are approximately 5 minutes away by car, while American Academy and Med High can be reached within approximately 15 minutes. Larnaca International Airport is only 15 minutes away by car, and the villas also offer easy access to the highway.

The plots range from 531m² to 931m², while each villa offers approximately 219m² of internal area spread over two floors, together with a spacious private roof garden offering beautiful sea views.

On the ground floor, the villa features a spacious open-plan kitchen, dining and living area, one ensuite bedroom and a guest WC.

The first floor comprises three additional ensuite bedrooms, including two master bedrooms with walk-in wardrobes. A small laundry room is also conveniently located on this floor.

From the first floor, there is access to the private roof garden, which offers full sea views and includes a sink and BBQ area.

Externally, each villa benefits from a large private garden, spacious verandas and a dedicated BBQ area. A private swimming pool is also available as an optional feature.

The villas come with photovoltaic panels and provision for underfloor heating.

The project is currently off-plan.

Property features

- BBQ Area
- Balcony
- Close to the Beach
- Double Glazing
- En-suite
- Garden
- Guest W.C
- Laundry Room
- Open Plan Fitted Kitchen
- Optional Pool
- Photovoltaic Panels
- Pressurized Water System
- Sea View
- Solar Panels
- Store Room
- Uncovered Parking
- Walk in Wardrobes

Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30 < Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com

