

## 3-Bedroom House for Sale in Pyla

**FOR SALE - € 320,000 EUR**



<https://www.mayfaircyprus.net/p/261049>

Prop No. **261049**  
 City: **Larnaca**  
 Area: **Pyla**  
 Bedrooms: **3**  
 Bathrooms: **2 Baths**  
 Covered area: **170 m<sup>2</sup>**  
 Covered Veranda: **13 m<sup>2</sup>**  
 Year built: **1993**  
 Plot: **1041 m<sup>2</sup>**  
 Coverage factor: **50 %**  
 Building factor: **90 %**  
 Title deeds: **Yes**  
 Property Type: **Detached**  
 Condition: **Resale**

Built in 1993 and set on a generous 1,041 sqm plot, this spacious 3-bedroom house is located in a quiet residential area of Pyla, offering a peaceful setting while remaining close to a wide range of amenities.

Ideally located, the property is just a 3-minute drive from UCLan Cyprus University, 5 minutes from CTO beach, 15 minutes from Larnaca Town Centre, and approximately 20 minutes from Larnaca International Airport.

The 3-bedroom semi-furnished house approximately 170 sqm of internal living space arranged over two floors.

The ground floor features an open-plan fitted kitchen and living area, along with a guest WC.

The upper floor comprises three bedrooms and a main family bathroom.

The house also benefits from a covered veranda of 13 sqm, providing an ideal space for outdoor dining or relaxation.

With its spacious plot, generous living areas, and convenient location, this property offers an excellent opportunity for a family home or investment.

### Property features

- Air Conditioning
- Balcony
- Covered Parking
- Double Glazing
- Fire Place
- Garden
- Guest W.C
- Laundry Room
- Main Bathroom
- Open Plan Fitted Kitchen
- Solar Panels

### 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](mailto:info@mayfaircyprus.com)  
 Website: [www.mayfaircyprus.com](http://www.mayfaircyprus.com)



