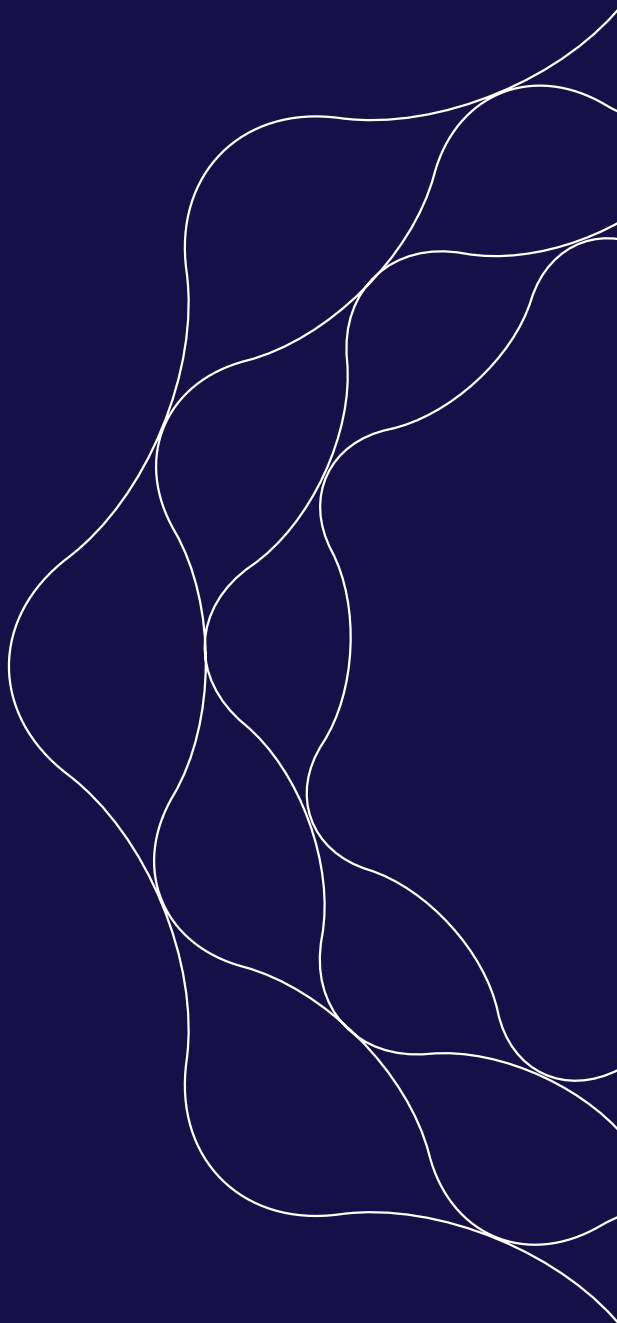




# PYLA PROJECT





## Project Description

Stylish, contemporary residences in Pyla, remarkable for their functionality; a private haven, ten minutes from downtown and just a stroll away from the waterfront, accompanied by scenic views of green land and blue sky.

In this beautiful area, 20 unique two-storey villas of timeless style have been developed, with covered areas varying from 140m<sup>2</sup> to 320m<sup>2</sup> and in plot sizes in the range of 220m<sup>2</sup> to 730m<sup>2</sup>.



## Project Location

Pyla is a large community of rich history and significant archaeological sites, located 12 km from Larnaca town centre along Larnaca Bay. The area is host to UCLan Cyprus, set in a modern university campus with state-of-the-art academic and operational facilities and the Cyprus Tourism Organisation's only organised coast in the region which is located on the Pyla stretch of Larnaca-Dhekelia Road.

Pyla Tourist Area is a premium area neighbouring the sea where several of the most luxurious hotels in Cyprus are located. This beautiful coastline along the Larnaca-Dhekelia road is lined with a mix of taverns and restaurants, as well as tourist shops and boutiques all running parallel to the beachside.



## Design

The residences are designed in three different types to fulfill individual needs and satisfy customer expectations but at the same time with common attributes, contributing towards unifying the project into a powerful entity. A marble staircase leads to the first level of 3 or 4 spacious bedrooms of which the master bedroom includes a private bathroom, double-glazed windows are fitted directly on the walls and a private parking space is at the owner's disposal. Energy efficiency standards, which are a prerequisite, are met through the quality management process during construction, ensuring durability and sustainability.



## Lifestyle

Open plan living spaces overfull of natural light, and professionally designed Italian kitchen with ceramic floor tiles and granite worktops, create the perfect environment for cosy family encounters. The villas feature natural solid wood main entrance doors and tiled patios extending to the garden, yard and swimming pool for enjoying those leisurely pursuits.





- Pyla Project -  
FLOOR PLANS



Key Features

- Plot Size: 540m<sup>2</sup>
- Covered Area: 190m<sup>2</sup>
- Covered Verandas: 25m<sup>2</sup>
- Bedrooms: 3



Key Features

- Plot Size: 559m<sup>2</sup>
- Covered Area: 212m<sup>2</sup>
- Covered Verandas: 25m<sup>2</sup>
- Bedrooms: 4



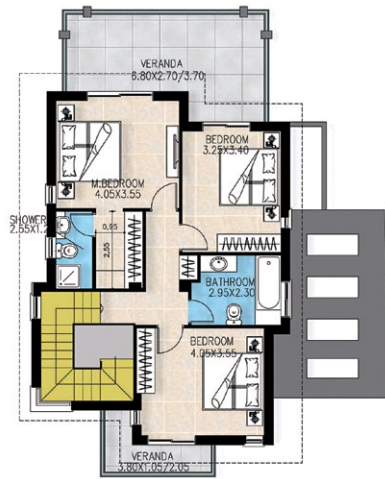
Type

A



Key Features

- Plot Size: 368m<sup>2</sup>
- Covered Area: 168m<sup>2</sup>
- Covered Verandas: 22m<sup>2</sup>
- Bedrooms: 3



Type

B



Key Features

- Plot Size: 280m<sup>2</sup>
- Covered Area: 145m<sup>2</sup>
- Covered Verandas: 10m<sup>2</sup>
- Bedrooms: 3



Type

C

