

2 Bedroom Penthouse in Pyla, Larnaca

For Sale : **€ 260,000**

Description
2-Bedroom Penthouse

Apartments & Living Spaces
This upcoming 2-bedroom, 2-bathroom penthouse occupies the top (second) floor of the development in Pyla, Larnaca. Designed to combine modern functionality with elevated outdoor living, the residence offers 82 m² of internal covered living space, complemented by an exclusive private roof garden providing exceptional additional outdoor space.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large windows and open-plan layouts maximise natural light and a sense of spaciousness. The residence benefits from a 11 m² covered veranda, extending daily life outdoors.

Bedrooms
The two bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using quality materials and neutral tones to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout with a refined sense of privacy, making it an ideal space for rest and comfort.

Private Roof Garden
The unit benefits from an exclusive private rooftop terrace featuring a 6 m² interior room and a 40 m² uncovered terrace — providing exceptional additional outdoor space with open views, perfect for relaxation, dining al fresco, or entertaining under the Mediterranean sky.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, contemporary finishes, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for modern residential living in a peaceful, well-connected Larnaca neighbourhood.

Pyla is a quiet residential area on the outskirts of Larnaca, offering a relaxed lifestyle while remaining within easy reach of the city centre and the coast. The development sits next to UCLan University Cyprus, making it particularly attractive for both permanent living and rental investment — particularly to students, university staff, and academic visitors. Beautiful beaches, Larnaca International Airport, restaurants, supermarkets, and all essential amenities are just a short drive away, with strong connections to the highway network linking to Nicosia and Ayia Napa.

In total, the unit measures 133 m² across its internal and external areas. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. The unit includes a private 3 m² storage room. Ideal for permanent residence, holiday living, or rental investment with strong long-term value potential close to the university.

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **201, 204**
Website

Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Off-plan**
Bedrooms: **2**
Bathrooms: **2**

Area

Internal Area: **82m²**
Covered Area: **93m²**
Roof Garden Area: **46m²**
Covered Verandas: **11m²**
Storage: **3m²**
Uncovered Verandas: **40m²**
Total Area: **133m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door

Gallery













