

PROJECT OVERVIEW

GREEN RESIDENCES

Contemporary Living in Pyla, Larnaca

Presented by
GREEN Development

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WELCOME TO GREEN RESIDENCES

A boutique development of four contemporary villas located in the peaceful residential area of Pyla, Larnaca.

The project offers 3-bedroom and 4-bedroom villas designed over two levels, featuring open-plan living areas that connect seamlessly to private gardens, covered verandas, and swimming pools.

The upper level accommodates spacious bedrooms, including master suites with en-suite bathrooms, along with additional bathrooms and a dedicated laundry room. Each villa is set on a private plot and includes covered parking, offering comfort, privacy, and modern Mediterranean living.

3 & 4 BEDROOM VILLAS

PRIVATE POOLS | COVERED PARKING



PROJECT OVERVIEW

GREEN Residences is an exclusive boutique residential development situated in an established, low-density neighborhood of Pyla, Larnaca.

The development features a limited number of detached villas, carefully planned to offer refined living spaces, enhanced privacy, and enduring residential value.

Address:	Pyla 7080, Larnaca District
Type:	Residential Development Detached Villas
Year Built:	New Development
Plot Size:	Individual plots ranging from 262 sq.m to 332 sq.m
Covered Area:	Approx. 215–241 sq.m (covered areas, per villa)
Parcel Number	Plots 671 & 678 (subdivided into Plots 01–04)
Parking:	2 covered parking spaces





PRESENTED BY

GREEN DEVELOPMENT REAL ESTATE DEVELOPER

Green Development is a real estate development company focused on delivering contemporary residential projects defined by quality, functionality, and timeless architectural design.

With an emphasis on thoughtful planning, refined materials, and attention to detail, the company creates homes that offer modern comfort, privacy, and long-term value.

Pyla Residences reflects this approach through a carefully planned boutique development designed for modern living.

LET'S CONNECT

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Larnaca, Cyprus

YOU CAN ALSO FIND US ON





HOME FEATURES

- 3 & 4 Bedroom
- Two-Level Layout
- Open-Plan Living Areas
- En-Suite Master Bedrooms
- Private Swimming Pool
- Covered Parking
- Covered Verandas
- Dedicated laundry room

DESIGN & SPECIFICATIONS

- Contemporary Architectural Design
- High-Quality Materials & Finishes
- Large Windows for Natural Light
- Seamless Indoor–Outdoor Connection
- Functional & Efficient Layouts
- Private Plots for Each Villa
- Solar Panels

LOCATION & LIFESTYLE

- Quiet Residential Area of Pyla
- Close to Beaches & Amenities
- Easy Access to Larnaca City
- Convenient Highway Connections

PROPERTY PHOTOS











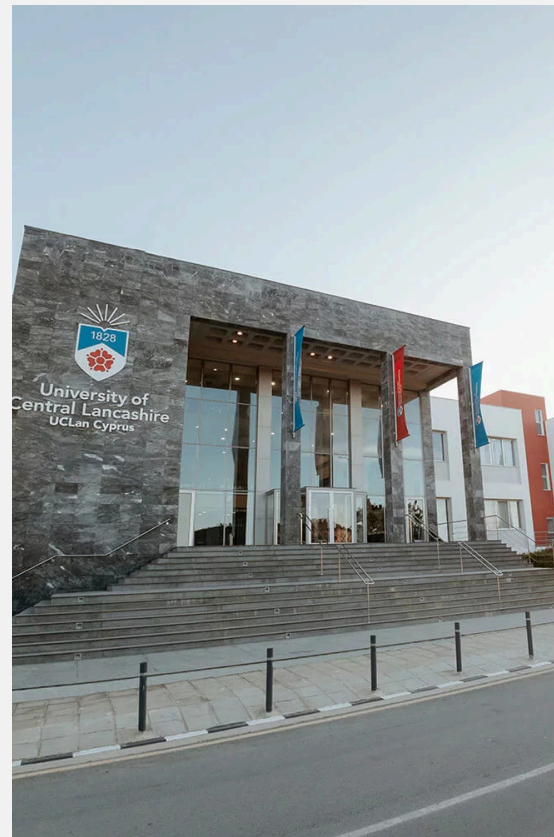
LOCATION OVERVIEW





LARNACA

Larnaca is Cyprus' third-largest city, located on the island's southeast coast. Known for its international airport, commercial port, and relaxed Mediterranean character, the city offers an ideal balance between accessibility, lifestyle, and long-term growth. With sandy Blue Flag beaches, a vibrant seafront, and a steadily developing urban environment, Larnaca has become a preferred destination for both permanent residents and international property buyers.



CITY HIGHLIGHTS

- International airport & commercial port
- Blue Flag beaches & palm promenade
- Marina expansion & waterfront renewal
- Public & private infrastructure growth
- Easy access to major cities
- Strong residential & investment demand





PYLA

Green Residences is located in Pyla, a well-established residential area on the eastern outskirts of Larnaca. Known for its peaceful character and low-density development, the area offers a calm living environment while remaining close to the city, the coastline, and key road connections.

With a strong residential identity and growing demand from local and international buyers, Pyla has become an attractive location for permanent living, combining privacy, accessibility, and long-term value.



AREA HIGHLIGHTS

- Quiet, low-density residential neighborhood
- Proximity to Larnaca city & coastline
- Easy access to main road connections
- Close to local amenities & services
- Ideal for permanent family living
- Growing residential demand

PROJECT LOCATION



5 min walk
Pyla Beach & shoreline

10 min walk
local village centre of Pyla

15 min walk
UCLan Cyprus (University of
Central Lancashire)



6 min drive
Dhekelia road amenities

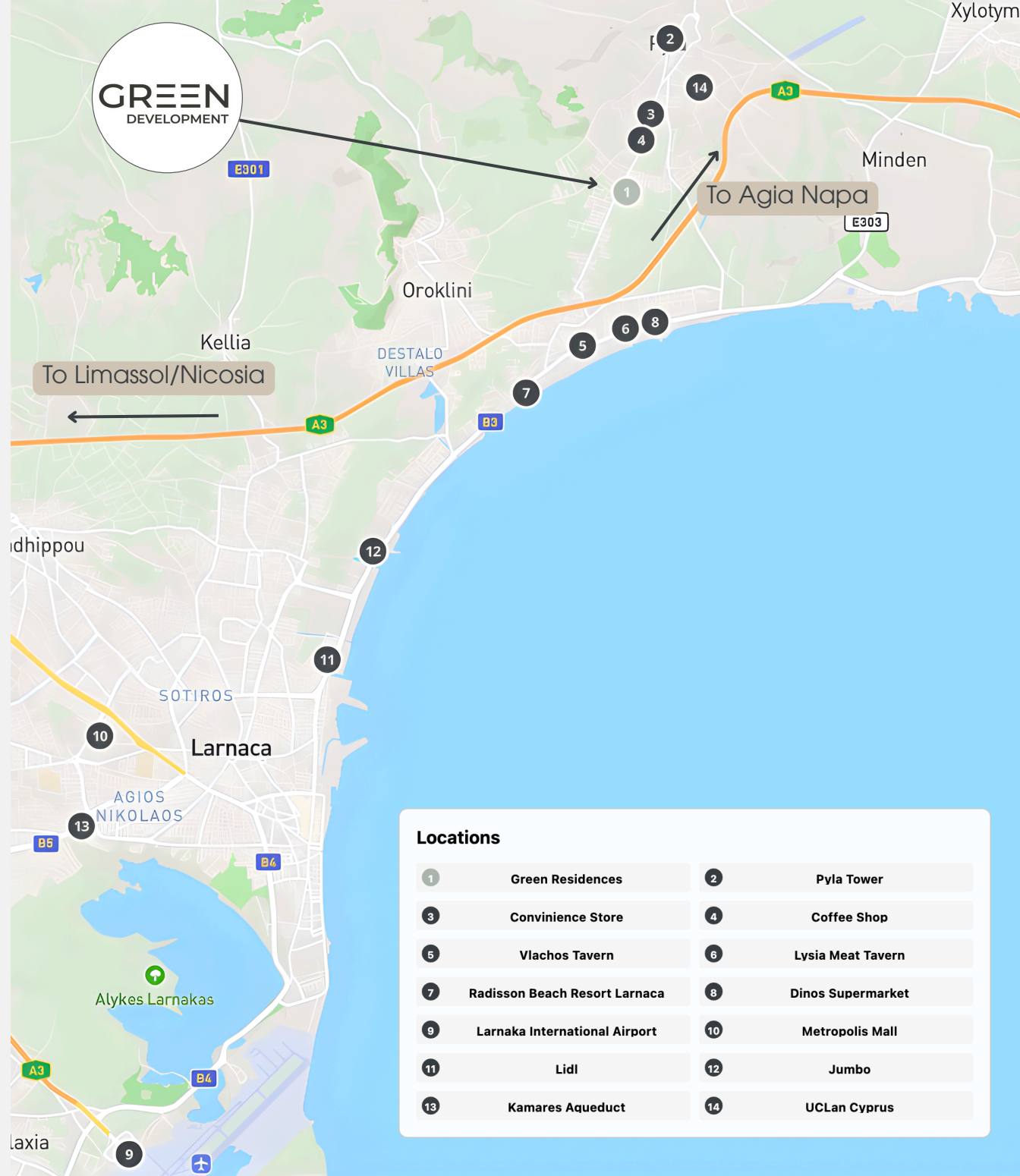
10 min drive
Larnaca city centre

15 min drive
Mackenzie / Foinikoudes Beach

20 min drive
Ayia Napa or Protaras
resort areas



20 min drive
Larnaca International
Airport (LCA)



1	Green Residences	2	Pyla Tower
3	Convenience Store	4	Coffee Shop
5	Vlachos Tavern	6	Lysia Meat Tavern
7	Radisson Beach Resort Larnaca	8	Dinos Supermarket
9	Larnaca International Airport	10	Metropolis Mall
11	Lidl	12	Jumbo
13	Kameres Aqueduct	14	UCLan Cyprus

AERIALS & PLANS





VILLA LAYOUT OVERVIEW

VILLA COMPARISON OVERVIEW



VILLA 1 | PLOT 01
Pyla 7080

PRICE	TBC
FLOORS	2
COVERED AREA	239 sq.m
PLOT SIZE	312 sq.m
BEDROOMS	4
Covered parking	YES
PRIVATE POOL	YES
COVERED VERANDAS	24 sq.m
PLOT ORIENTATION	SOUTH FACING

A well-proportioned four-bedroom villa set on a generously sized plot, benefiting from a south-facing orientation. The villa enjoys balanced natural light throughout the day and comfortable indoor-outdoor living areas.



VILLA 2 | PLOT 02
Pyla 7080

PRICE	TBC
FLOORS	2
COVERED AREA	215 sq.m
PLOT SIZE	262 sq.m
BEDROOMS	3
COVERED PARKING	YES
PRIVATE POOL	yes
COVERED VERANDAS	27 sq.m
ORIENTATION	SOUTH-EAST

A more compact three-bedroom villa with an efficient layout and a south-east orientation. Morning sunlight and a practical spatial arrangement make this villa ideal for everyday family living.



VILLA 3 | PLOT 03
Pyla 7080

PRICE	TBC
FLOORS	2
COVERED AREA	229 sq.m
PLOT SIZE	299 sq.m
BEDROOMS	3
COVERED PARKING	YES
PRIVATE POOL	YES
COVERED VERANDAS	27 sq.m
ORIENTATION	EAST-FACING

A spacious four-bedroom residence positioned on the eastern side of the development with an east-facing orientation. The villa benefits from bright morning light and a private setting within the project.

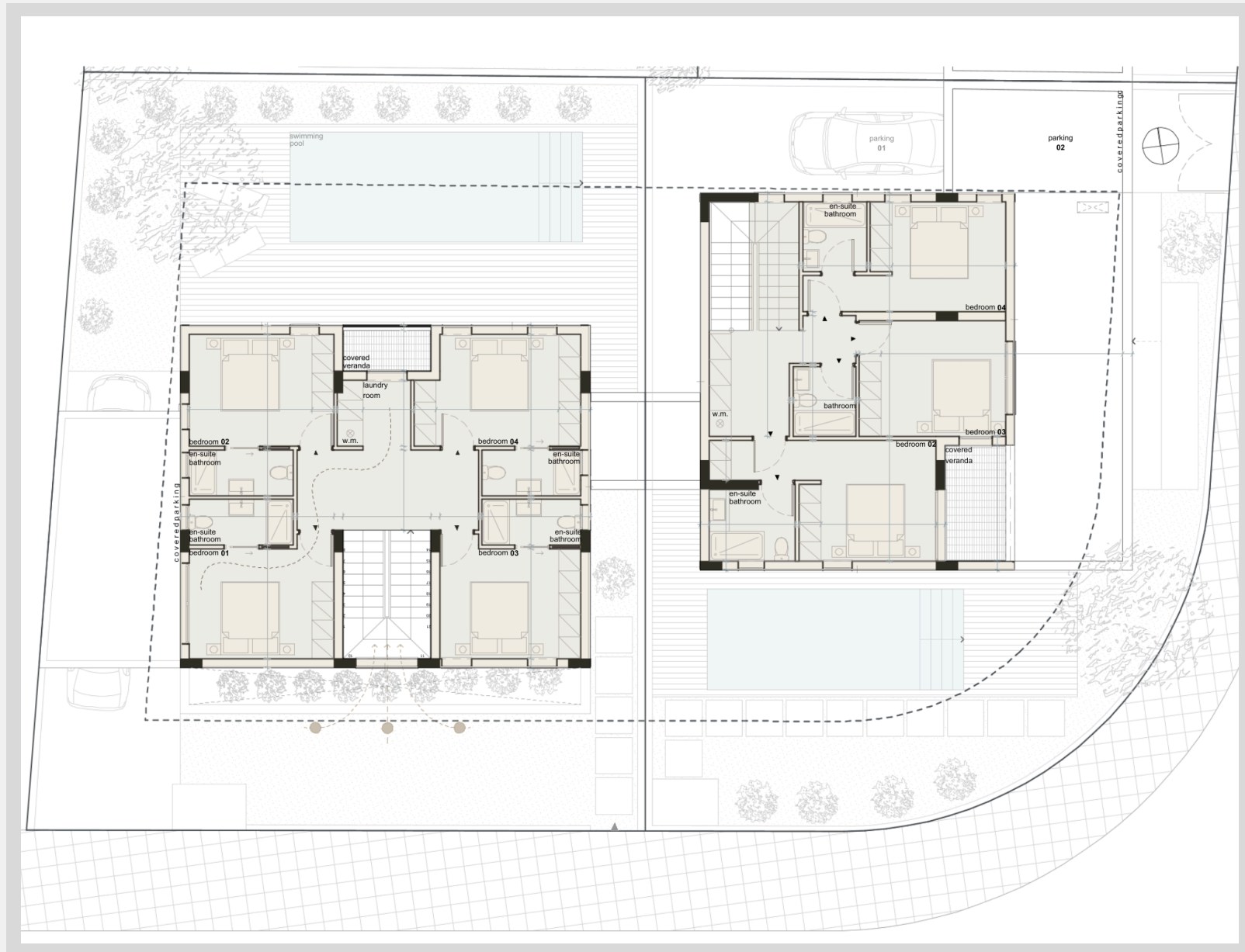


VILLA 4 | PLOT 04
Pyla 7080

PRICE	TBC
FLOORS	2
COVERED AREA	241 sq.m
PLOT SIZE	332 sq.m
BEDROOMS	4
COVERED PARKING	YES
PRIVATE POOL	YES
COVERED VERANDAS	24xx sq.m
ORIENTATION	SOUTH-WEST

The largest villa in the development, located on the most spacious plot with a south-west orientation. Afternoon light, increased privacy, and generous internal spaces define this villa as the flagship residence of the project.

FIRST FLOOR PLANS | PLOTS 3 & 4





ARCHITECT:

AXIS Architects Team L.L.C
Architectural design & planning
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