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# MIRRA PYLA

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VILLA'S DEVELOPMENT BY



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“

Exclusive modern villas designed for refined Mediterranean living.

Privacy, elegance, and tranquility define every moment

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British and Cypriot investors and Property Developers with a wealth of experience across London, Budapest, and Cyprus. We specialise in a diverse range of residential developments including apartments, detached and semi-detached homes, student accommodation, and social housing.

Our core philosophy places residents at the heart of every project—we design with their needs, comfort, and lifestyle in mind.

With a commitment to sustainability, quality, and thoughtful design, we aim to create eco-friendly living spaces that blend functionality with aesthetic appeal.





# CYPRUS



# LARNACA : PYLA

**Pyla a place to live, a place to holiday.**

Pyla, Cyprus is an increasingly attractive destination for both families looking to relocate and those seeking a holiday home. It's a unique village with a lot of character and practical advantages. A culturally rich and peaceful village.

- Close to Larnaca: Just 10-15 minutes from Larnaca city centre and the international airport, which makes it convenient for both daily life and travel.

Investing in a home in Pyla offers great value for money.

- As an investment there is strong rental potential: Its proximity to the beach and airport makes it ideal for short-term holiday lets, especially in the summer.
- Relaxed lifestyle: Ideal for those looking for sun, sea, and a more traditional Cypriot village vibe, with modern comforts.

  
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- 1 - 2 minute drive to Pyla town center
- 2 - 2 minute drive to University of Lancashire
- 3 - 4 minute drive to CTO Public Beach
- 4 - 20 minute drive to Larnca Mall
- 5 - 15 minute drive to Larnca Marina
- 6 - 20 minute drive to Mackenzie Beach
- 7 - 20 minute drive to Larnca Airport



# THE VILLAS



Mirra Pyla, an outstanding development of four impressively designed modern villas, set in a highly sought-after and easily accessible location in Pyla, Larnaca district.

Villa  
3

Villa  
4

Villa  
1

Villa  
2



Villa

1

2

3

4

Ground Floor	- 88m <sup>2</sup>	- 88m <sup>2</sup>	- 88m <sup>2</sup>	- 88m <sup>2</sup>
Covered Verandas	- 32m <sup>2</sup>	- 30m <sup>2</sup>	- 30m <sup>2</sup>	- 30m <sup>2</sup>
Covered Parking	- 36m <sup>2</sup>	- 29m <sup>2</sup>	- 33m <sup>2</sup>	- 32m <sup>2</sup>

Each villa sits on a generous plot of over 330m<sup>2</sup>, offering spacious and thoughtfully laid-out interiors. The expansive open-plan ground floor seamlessly integrates the kitchen, dining, and living areas, all flowing out to a large veranda, private garden, swimming pool, BBQ area, and outdoor shower—perfect for indoor-outdoor living. A guest WC, two covered parking spaces, and exterior storage add to the functionality.



# Villa 3

# Villa 4

# Villa 1

# Villa 2

## Villa

## 1

## 2

## 3

## w 4

1st Floor	- 95m <sup>2</sup>	- 95m <sup>2</sup>	- 95m <sup>2</sup>	- 95m <sup>2</sup>
Covered Verandas	- 9m <sup>2</sup>	- 9m <sup>2</sup>	- 9m <sup>2</sup>	- 9m <sup>2</sup>

Upstairs, three generously sized bedrooms offer comfort and flexibility. The master suite boasts an en suite bathroom, ample wardrobe space, and access to a veranda overlooking the garden. The two additional bedrooms can either share a spacious bathroom or opt for individual en suites.

8 A bright, naturally lit office space completes the first floor.

Villa  
**3**

Villa  
**4**

Villa  
**1**

Villa  
**2**

Villa

**1**

**2**

**3**

**4**

Roofgarden

- 33m<sup>2</sup>

- 33m<sup>2</sup>

- 33m<sup>2</sup>

- 33m<sup>2</sup>

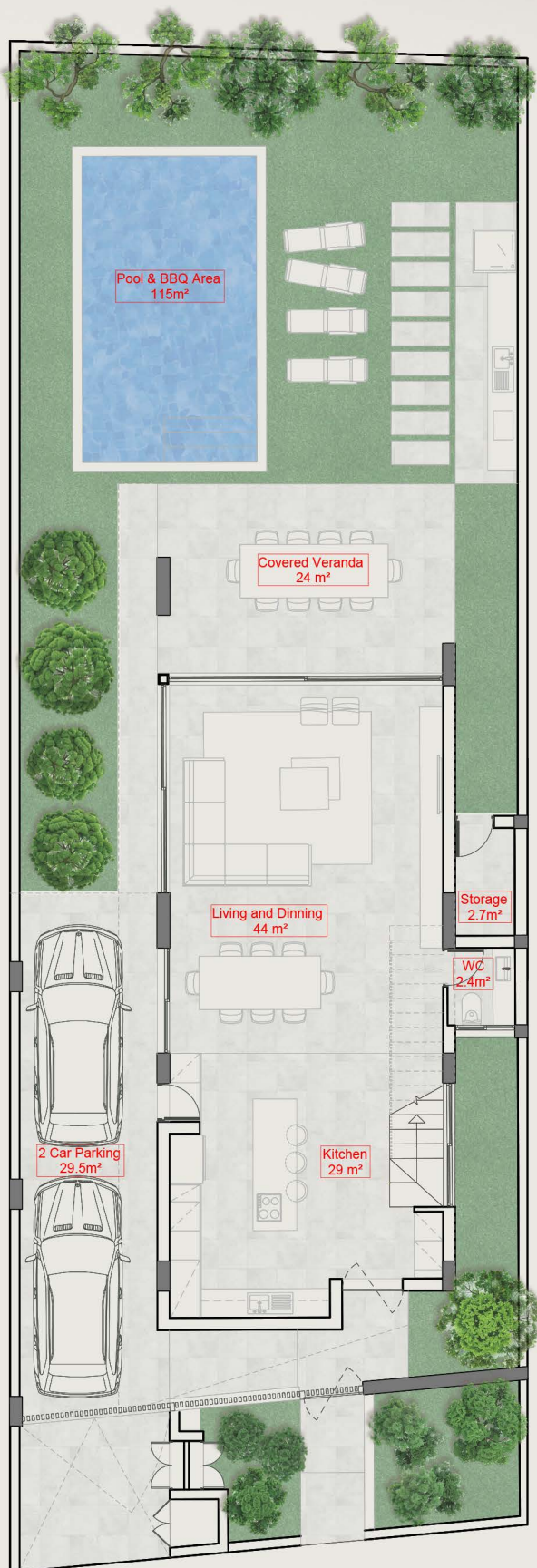
Ten-  
tive

with

Crowning each villa is a large roof garden, designed as a tranquil retreat with space for a jacuzzi, ideal for enjoying a luxurious, champagne lifestyle. Tastefully designed with elegance and sophistication, these homes reflect a lifestyle in demand. Built with eco-friendly, sustainable materials and finished to the highest standard with meticulous attention to detail, this development is truly exclusive in every sense.



# MIRRA VILLA



## Ground Floor

Welcome to the beautifully designed ground floor, where functionality meets luxury in every detail.

As you enter through the landscaped front garden, you're welcomed by a stylish entrance that leads directly into a large open-plan kitchen area with modern finishes.



Following is the expansive living and dining area, ideal for entertaining and everyday living. The space seamlessly connects to a covered veranda, perfect for alfresco dining or lounging with views of the backyard.



## Kitchen Entrance



The intelligent layout of this floor maximizes natural light and promotes effortless indoor-outdoor living—an ideal setup for modern Mediterranean-style comfort.





## Open Plan Living Spaces



The villa opens up to a lush private garden featuring a pool and BBQ area, creating a serene retreat for relaxation and entertainment.

Additional amenities on the ground floor include: A 2-car parking area conveniently located near the main entrance. A practical storage room. A discreet and accessible guest WC.





## Pool & BBQ Area



The backyard oasis blends modern living with warm natural textures, featuring a sleek pool, lush greenery, and an open-concept dining area that flows seamlessly from indoors to out.



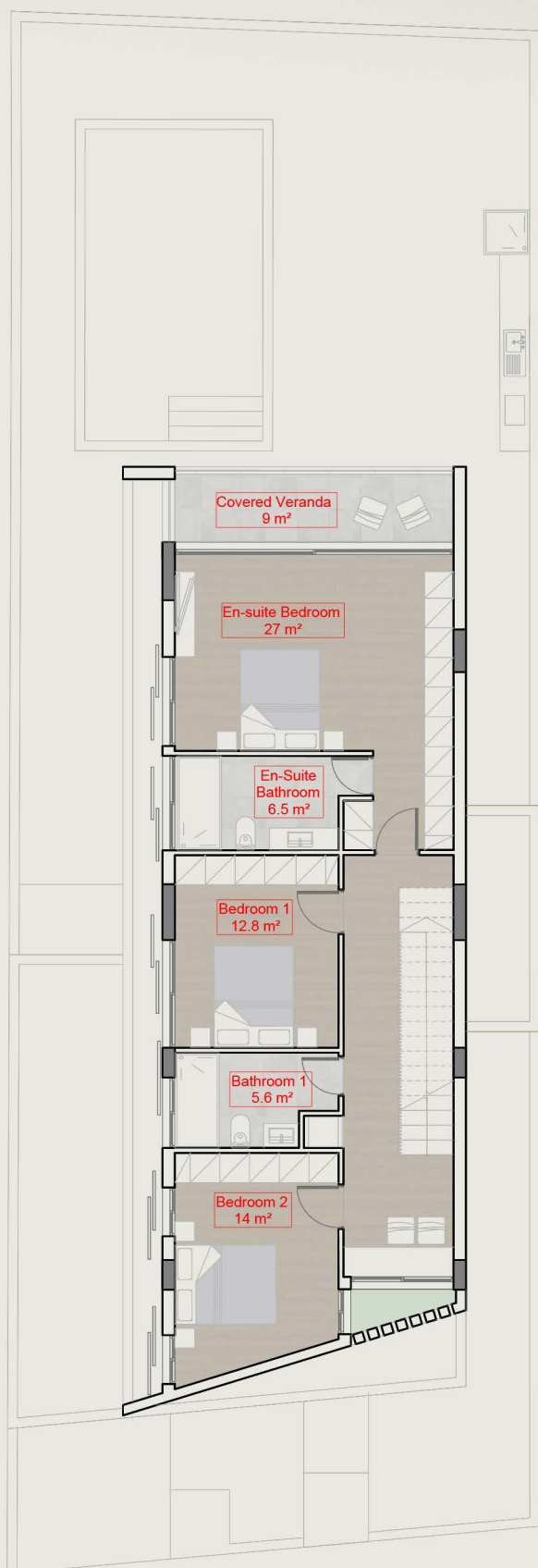


# MIRRA VILLA

## First Floor

The first floor of Mirra Villa is thoughtfully designed to provide a serene and private sanctuary for the entire family. Blending smart spatial planning with refined comfort.

At the heart of this floor is the spacious en-suite master bedroom, offering a peaceful retreat complete with its own private bathroom and access to a generous covered veranda, where you can unwind with views of the pool and garden below.



Nestled in the hallway of the first floor, this cozy office nook offers a serene and light-filled workspace with calming views—perfect for remote work or quiet study.

## Ensuite Bedroom



An airy hallway and staircase ensure smooth movement between floors, while natural light filters in to create a bright and uplifting ambiance throughout.

## Bathroom





## Bedroom 1



Two additional bedrooms are located along the hallway, making this level ideal for children, guests, or even a home office setup. These rooms share a well-appointed family bathroom, centrally located.

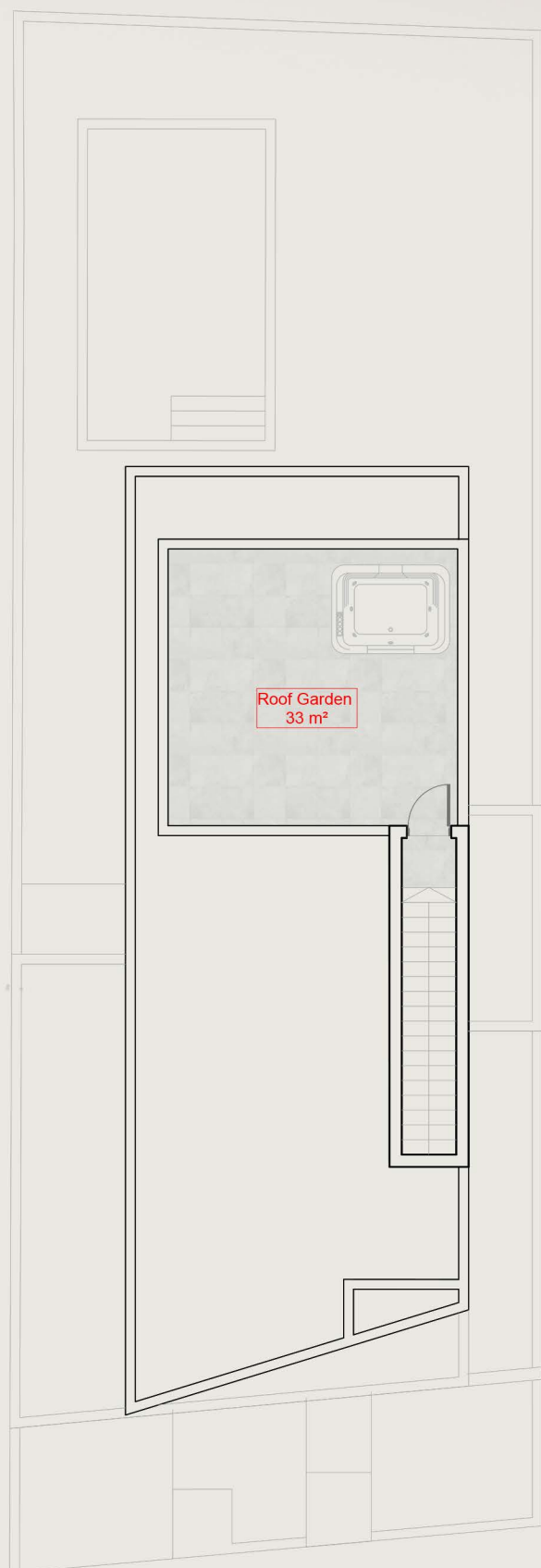
## Bedroom 2



# MIRRA VILLA

## Roof Garden

A serene rooftop retreat features a provision for a built-in jacuzzi, cozy lounge seating, and sunbeds under a sleek pergola that casts playful shadows throughout the day. Surrounded by lush greenery and clean architectural lines, it's the perfect blend of relaxation and contemporary style.





# GENERAL TECHNICAL SPECIFICATIONS

## STRUCTURAL SYSTEM

Each home is built on a strong reinforced concrete slab foundation with a durable concrete frame (columns, beams, slabs), designed to meet the latest European standards and ensure safety, stability, and resilience even in seismic conditions.

## ENERGY EFFICIENCY & INSULATION

Our homes feature advanced thermal insulation compliant with Cyprus Energy Department regulations, resulting in excellent energy savings and comfort. Every house is awarded an A-rated Energy Performance Certificate, reflecting superior efficiency.

## WALL CONSTRUCTION

The exterior walls are made of high-quality 25 cm clay thermal bricks, layered with 8 cm external insulation and a protective acrylic plaster finish for long-lasting weather resistance. Interior walls are solidly constructed with 10 cm clay bricks for soundproofing.

## EXTERIOR & INTERIOR FINISHES

All exterior surfaces are finished to the highest architectural standards, creating beautiful, durable facades and outdoor areas. Inside, walls and ceilings are carefully rendered and painted with premium materials to provide a clean, fresh, and elegant environment.

## PRIVATE POOL & BBQ AREA

Each residence features a private swimming pool equipped with a skimmer system for efficient water circulation and cleanliness. A provisional dedicated BBQ area complements the outdoor living experience, perfect for entertaining family and guests in a comfortable and stylish setting.

## FLOORING

Elegant ceramic tiles grace the ground floor, while warm, stylish parquet flooring covers the upper floor. Bathrooms are fully tiled with high-quality ceramic tiles reaching up to the ceiling. Outdoor verandas are paved with durable, weather-resistant ceramic tiles. Clients can personalize their choice of ceramic tiles early in the process from an exclusive selection, with upgraded options available. The staircase will feature a sleek, cantilevered concrete design—a bold architectural statement that perfectly complements the modern design.



## **PLUMBING & WATER HEATING**

Each home is equipped with a complete plumbing system and an individual solar waterheating system, providing sustainable and cost-efficient hot water for kitchens and bathrooms.

## **HIGH-END SANITARYWARE**

Bathrooms come fully equipped with high-quality fixtures, including sinks with cabinets, taps, mirrors, accessories, toilets, and shower fittings. Buyers can choose from a curated selection of elegant designs, with bespoke upgrades available.

## **ELECTRICAL SYSTEMS**

Electrical installations meet the highest safety British standards (17 th Edition) set by the Cyprus Electricity Authority and Electromechanical Services, with all outlets and switches thoughtfully placed for convenience.

## **SECURITY FEATURES**

A modern videophone system is installed at each main entrance, offering secure and easy communication with visitors. Additionally, provisions are made for a comprehensive security camera system to ensure enhanced safety and peace of mind.

## **WARDROBES & KITCHENS**

Spacious wardrobes and stylish kitchens feature high-quality finishes and modern designs. Kitchen countertops and splashbacks are crafted from durable granite. Soft-close drawers and doors enhance usability and add a touch of luxury. Customized designs are also available.

## **ROOF GARDEN LUXURY**

Relax and entertain in your private roof garden, complete with a pergola, outdoor shower and a provisional jacuzzi –perfect for enjoying the Mediterranean lifestyle.

## **PARKING & EV CHARGING**

Each house includes a double covered parking space with secure gate access. Additionally, a provisional dedicated electric vehicle charging point supports sustainable living.

## **CLIMATE CONTROL**

Comfort is guaranteed year-round with ceiling concealed split unit air conditioning on the ground floor and wall type split units upstairs.

## **ADDITIONAL FEATURES**

- 4 kW photovoltaic solar system to reduce energy costs and environmental impact
- Provision window shutters (according to the architect's design) on the upper floor for added privacy, security, and thermal control.





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Terra Views team and established local contractor, collectively boast decades of success in completing a wide range of projects on the island and internationally. Whether it's modern flats and boutique villas or transforming existing properties into cosy student accommodation and affordable housing, every development reflects a combination of comfort and superior craftsmanship.

Beyond the island, Terra Views team has proudly delivered developments in London and Budapest. Every project reaffirms their commitment to excellence, creating modern living spaces that cater to modern lifestyles.

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## The Team

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- Developers - Terra Views Group ( Chederton Limited )
  - Legal Team - DEDALOS Corporate
  - Architect - DU-ET ARCHITECTURE L.L.C
  - Civil Engineer - Andreas Charalampous
  - Electrical Engineer - Sotiris Charalambous
  - Mechanical Engineer - Marinos Malekkos
  - Quantity Surveyor - dkm qs consultnats llc
    - Geologists - LABCON LTD
    - Visualizations - Re-Lab

## CHEDERTON Limited

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