

GREEN DEVELOPMENT

GREEN Elaia

UNDER CONSTRUCTION

Four three-bedroom villas with private pools and sea views

Pyla, Larnaca, Cyprus

OVERVIEW

Quiet streets, considered houses.

TYPE	Detached & semi-detached
VILLAS	4
BEDROOMS	3 per villa
COVERED AREA	142-144 m² per villa
PLOT PER VILLA	approx. 280-290 m²
SEA	Sea views · 3 min drive
PARKING	1 covered space per villa
LOCATION	Pyla, Larnaca
STATUS	Under construction

GREEN Elaia is a collection of four contemporary villas in an established, low-density neighbourhood of Pyla, with tree-lined streets, generous plots and local amenities within walking distance. The villas enjoy views towards the sea, just three minutes away by car.

The architecture continues the approach of GREEN Residence: clean white volumes, deep window reveals and timber louvre screens for shade, full-height glazing to the garden, and outdoor space designed as a true extension of the living area.

Each villa is arranged over two floors. On the ground floor, the entrance leads past the kitchen and a guest WC into an open-plan dining and living space of 5.70 × 8.59 m, with sliding glazing to a covered veranda, a paved terrace and a private pool.

Upstairs are three bedrooms, including a master suite with walk-in wardrobe, en-suite bathroom and a balcony overlooking the garden, together with a family bathroom.

Every villa has its own covered parking, a landscaped front garden and a gated entrance from the street.

VILLAS
4
Detached & semi-detached

BEDROOMS
3
Including a master suite

OUTDOOR
Private pool
Sea views, 3 min to the sea

PLOT PER VILLA
280-290 m²
Total plot 1,150 m²

VILLA SIZE
142-144 m²
Covered area, plus covered veranda

Four villas, one quiet street.

GREEN Elaia comprises four detached and semi-detached villas on a 1,150 m² plot in Pyla, with views towards the sea.

On the street side, each villa has gated parking and a front garden. On the garden side, each has a private terrace and pool, enclosed by white garden walls.

VILLAS	4
PLOT AREA	1,150 m²
PLOT PER VILLA	approx. 280-290 m²
POOLS	4, one per villa
PARKING	1 covered space per villa



The site from above: four villas, four gardens, four pools

PROJECT 01



The four villas from the street, with the sea beyond



Two neighbouring villas with gated parking



Covered parking, planted entrance and citrus garden



Corner villa with curved garden wall and citrus tree



End villa side elevation, with terraced gardens beyond



Garden elevation of the four villas



Rear terraces, pools and outdoor kitchens



Covered parking and citrus garden at dusk



Entrance canopy and front door



Garden terrace with living-room glazing and outdoor kitchen



Outdoor dining by the pool

Light, oak and stone.

Inside, the ground floor reads as one continuous space. The kitchen, dining and living areas share a single pale porcelain floor, with full-height glazing to the terrace and French doors to the garden.

Warm oak-finish joinery, marble-effect worktops and black-framed windows bring the exterior palette indoors.

JOINERY	**Oak finish, handleless**
WORKTOPS	**White marble-effect**
FLOORS	**Large-format porcelain**
STAIRCASE	**Timber treads, glass balustrade**



Ground floor, furnished layout (indicative)

INTERIOR 01



Open-plan living, dining and kitchen



Living room with floating oak shelving



Dining area with full-height glazing



Sitting area with garden doors



Kitchen with island and garden window



Kitchen island and glass-balustrade staircase

Ground floor plan

VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



GROUND FLOOR PLAN

RESIDENCE No.1 = 143.55 m2 Cover Area + 42.55 m2 Cover Veranda = 185.55 m2
RESIDENCE No.2 = 143.55 m2 Cover Area + 42.55 m2 Cover Veranda = 185.55 m2
RESIDENCE No.3 = 143.55 m2 Cover Area + 42.55 m2 Cover Veranda = 185.55 m2
RESIDENCE No.4 = 142.35 m2 Cover Area + 37.10 m2 Cover Veranda = 179.45 m2

First floor plan

VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



Roof plan

VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



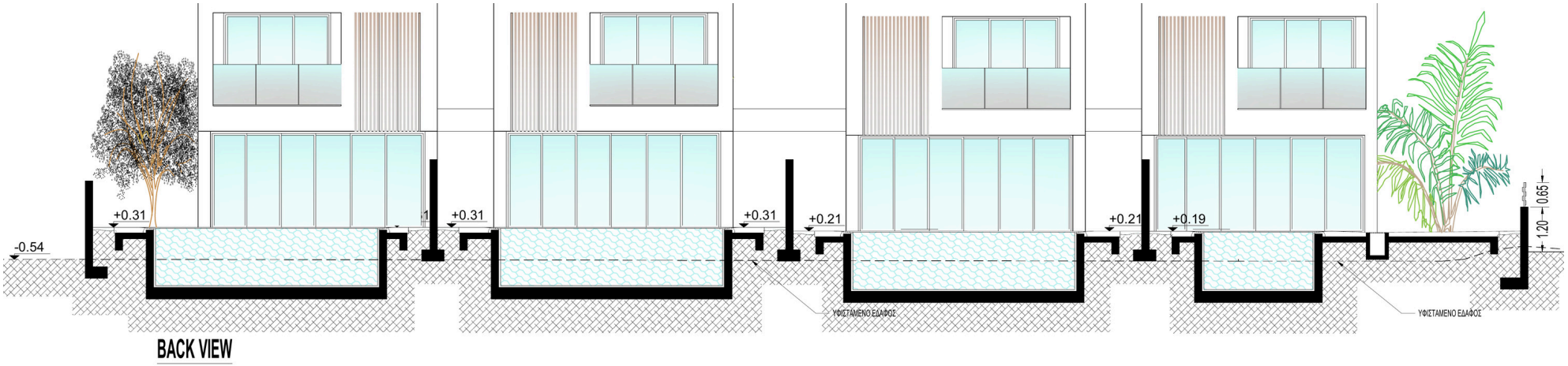
Street elevation

VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



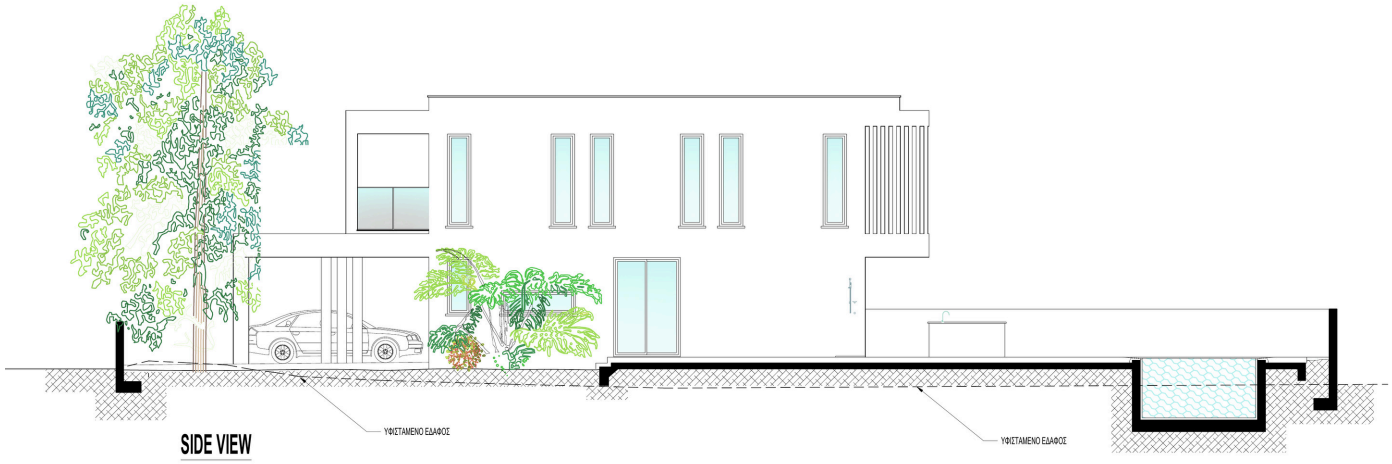
Garden elevation

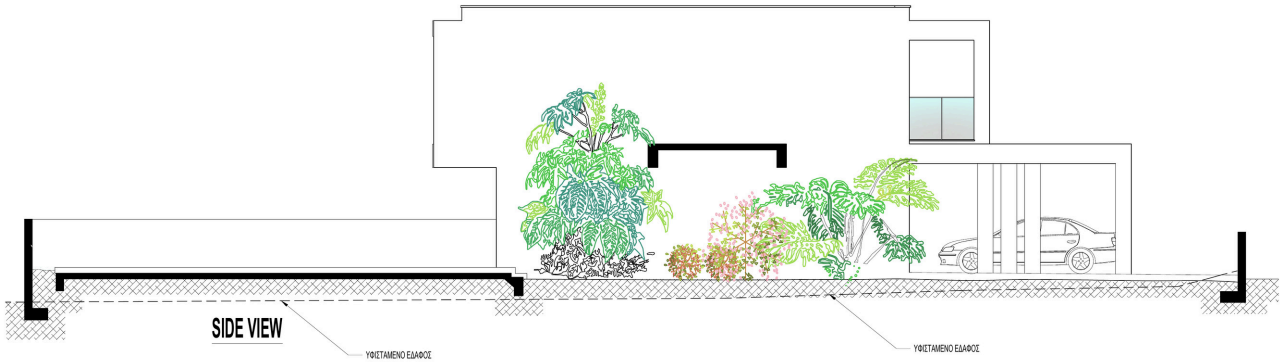
VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



Side elevations

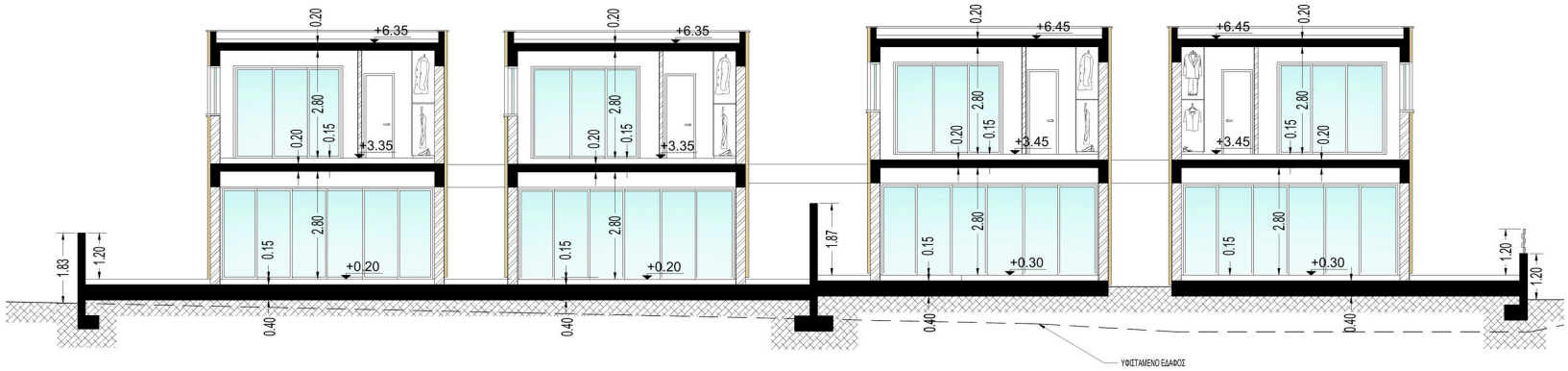
VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



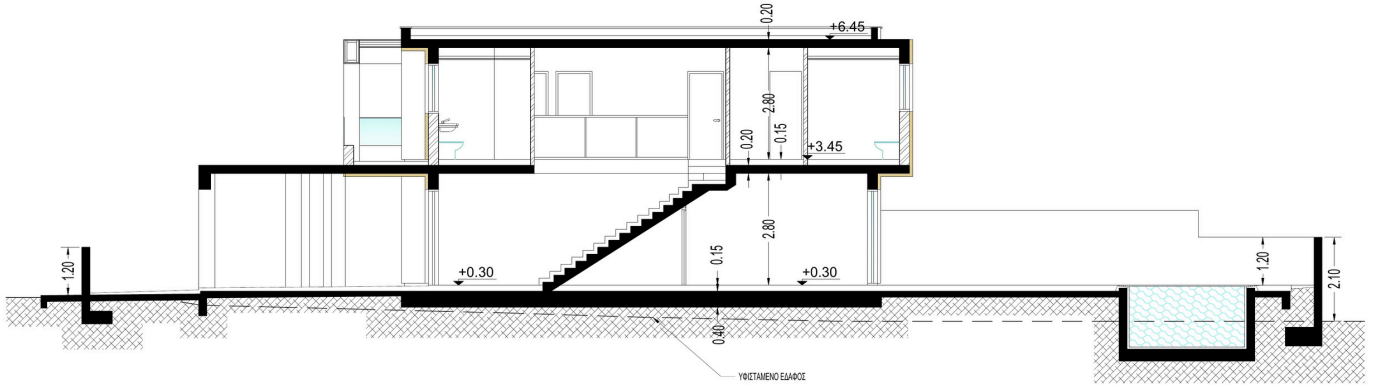


Sections A-A and B-B

VILLAS 1-4
DRAWN AT 1:100 · NOT TO SCALE



SECTION A-A



SECTION B-B

Inside each villa

GROUND FLOOR

Living & outdoor

Entrance: covered approach from the street

Kitchen: at the front of the house, with utility space

Guest WC beside the entrance

Open-plan dining and living: 5.70 × 8.59 m

Sitting area: 5.70 × 3.70 m, opening onto the terrace

Staircase to the bedroom floor

Covered veranda (42.55 m²), paved terrace and **private pool** (6.00 × 3.00 m)

Covered parking and landscaped front garden

FIRST FLOOR

Bedrooms

Master bedroom: 3.70 × 3.70 m, with walk-in wardrobe and en-suite bathroom

Bedroom 2: 3.10 × 3.20 m, with fitted wardrobe

Bedroom 3: 3.10 × 3.40 m, with fitted wardrobe

Family bathroom

Balconies to the street and the garden, with glass balustrades

AREAS (PER PLANNING DRAWINGS)	VILLAS 1-3	VILLA 4 (CORNER)
Covered area	143.55 m²	142.35 m²
Covered veranda	42.55 m²	37.10 m²
Total	**185.55 m²**	**179.45 m²**
Private plot (garden, pool, parking), approx.	280-290 m²	285 m²

Areas as stated on the planning drawings (June 2026); plot areas measured from the site plan. All figures are indicative and subject to planning approval.

LOCATION & PLANNING DATA

Pyla, Larnaca.

EVERYDAY

In the residential heart of Pyla, a short walk from the local centre, shops, bakery and pharmacy.

COAST & CONNECTIONS

The sea is approx. 3 minutes away by car, and the villas enjoy sea views. Easy access to Dhekelia Road and the Larnaca-Ayia Napa motorway; Larnaca International Airport is approx. 20 minutes by car.

PLOT AREA	1,150.00 m²
PLANNING ZONE	H2
BUILDING DENSITY	90% (1,035.00 m²)
SITE COVERAGE	50% (575.00 m²)

FLOORS	2
MAXIMUM HEIGHT	8.30 m
PLOT REFERENCE	Sheet/plan 50/31
PLOT NUMBERS	728 & 729

GREEN DEVELOPMENT

+357 99 266431
greeninvestment.global
@investments.green

Architect
Marios Choutris, M.A. (Reg. A021471)

Register interest
greeninvestment.global/contact

Pyla, Larnaca, Cyprus

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