

## 4 Bedroom House for Sale in Pyla, Larnaca District

Modern 4-Bedroom Villa Near the Beach - Pyla, Larnaca



This deluxe 4-bedroom villa is located just 1,200 meters from the beach and the Palm Beach Hotel, offering a refined living environment in a peaceful yet highly accessible coastal neighborhood of Larnaca. Designed with contemporary aesthetics and energy-efficient technologies, this residence combines comfort, functionality, and sustainability.

Set on a 385 m<sup>2</sup> plot, the villa spans 160 m<sup>2</sup> of internal covered space and features an ideal layout with one bedroom on the ground floor and three additional bedrooms on the first floor—all with en-suite shower rooms. A guest WC on the ground level brings the total to 5 bathro...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>385</b>	Plot area	<b>385</b>	Reference Number	<b>1772</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>5+</b>

Amenities	Location	
• Parking	<b>Location:</b> Pyla Coordinates: <b>34.985972 / 33.677944</b>	Region: <b>Larnaca</b>

## Price: €595 000 + VAT

VAT for this property is **€80,595** or **€113,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€1 545.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€390 000 on Dec 14, 2023  
€525 000 on Jan 7, 2025  
€550 000 on Sep 30, 2025  
€595 000 on Jan 14, 2026

