

## 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 Inf	ō	Additional info		
	385 A			Reference Number	1772	
Covered Area Energy Efficiency		Plot area	385	Property type	House	
		Pool	Yes	Condition	<b>Under Construction</b>	
		Parking	Covered, Yes	Construction Year	2025	
				Bathrooms	5+	

Amenities Location



**Location:** Pyla Region: **Larnaca** 

Coordinates: **34.985972** / **33.677944** 



Price: €550 000 + VAT

VAT for this property is €74,500 or €104,500. 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.

	Evaluated	Title transfer fee	None Common ovnenses		None
	Excluded	Price per SOM	€1 429.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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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









