

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	
				Reference Number	1772
Covered Area	385	Plot area	385	Property type	House
Energy Efficiency	A	Pool	Yes	Condition	Under Construction
		Parking	Covered, Yes	Construction Year	2026
				Bathrooms	5+
Amenities		Location			
• Parking		Location: Pyla		Region: Larnaca	
		Coordinates: 34.985972 / 33.677944			

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 545.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## 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

