

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 m² plot, the villa spans 160 m² 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	385	Plot area	385	Reference Number	1772
Energy Efficiency	A	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Under Construction
				Construction Year	2026
				Bathrooms	5+

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

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	Excluded	Title transfer fee Price per SQM	None €1 545.00/m²	Common expenses	None
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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
€595 000 on Jan 14, 2026

