


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

Covered Area **385**
Energy Efficiency **A**

Plot / Area Info

Plot area **385**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **1772**
Property type **House**
Condition **Under Construction**
Construction Year **2026**
Bathrooms **5+**

Amenities

- Parking

Location

Location: Pyla Region: **Larnaca**
Coordinates: **34.985972 / 33.677944**

Price: €615 000 + VAT

VAT for this property is **€83,305** or **€116,850**. 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	None	Common expenses	None
		Price per SQM	€1 597.00/m²		

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
 €615 000 on Feb 21, 2026

