


## 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

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 597.00/m<sup>2</sup></b>		

## 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

