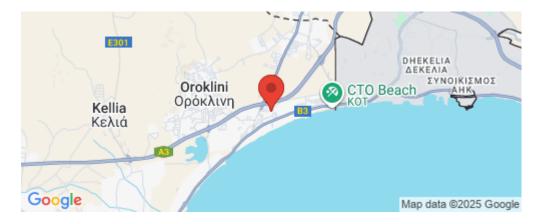


3 Bedroom House for Sale in Pyla, Larnaca District

Modern 3-Bedroom Villa with Private Pool in Prime Larnaca Location



Located just 400 meters from a Blue Flag sandy beach, this beautifully crafted 3-bedroom villa offers a refined lifestyle in one of Larnaca's most desirable seaside areas. Nestled within a secure gated complex along the Larnaca-Dekeleia Road, the home enjoys proximity to luxury resorts like the Golden Bay Hotel and Radisson Beach Resort, while remaining tucked away in a guiet and private setting.

With easy access to supermarkets, banks, shops, and top universities such as UCLan Cyprus and the American University of Cyprus, as well as quick links to the highway, this location offers the perfect balance of ...

Property Info		Plot / Area Inf	ō	Additional info	
				Reference Number	2847
Covered Area	166	Plot area	340	Property type	House
Covered Veranda	18	Pool	Yes	Condition	Brand New
Energy Efficiency	Α	Parking	Covered, Yes	Construction Year	2023
				Bathrooms	3

Amenities Location



Parking

Location: Pyla Region: **Larnaca**

Coordinates: **34.977655584939** / **33.679103726046**



Price: €655 000 + VAT

VAT for this property is **€41,589** or **€124,450**. 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 E x	Evaludad	Title transfer fee	None	Common ovnoncos	None
	Excluded	Price per SOM	€3 946,00/m ²	Common expenses	None

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010**

Price change history

€580 000 on Dec 14, 2023 €655 000 on Jun 7, 2025









