

## 3 Bedroom House for Sale in Pyla Tourist Area, Larnaca District

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

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 quiet 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 Info		Additional info	
Covered Area	<b>163</b>	Plot area	<b>307</b>	Reference Number	<b>2848</b>
Covered Veranda	<b>28</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Condition	<b>Brand New</b>
				Construction Year	<b>2023</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region
• Parking	<b>Location:</b> Pyla Tourist Area Coordinates: <b>34.977655584939 / 33.679103726046</b>	<b>Larnaca</b>

## Price: €675 000 + VAT

VAT for this property is **€41,287** or **€128,250**. 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 Price per SQM	<b>None</b> <b>€4 141.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€540 000 on Dec 14, 2023  
€520 000 on Mar 22, 2024  
€540 000 on Aug 8, 2024  
€550 000 on Dec 18, 2024  
€565 000 on Feb 21, 2025  
€675 000 on Oct 1, 2025

