

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

This property is a detached house with modern design, high quality construction standards and electrical provision for Smart Home system. Configured with open plan kitchen/living area, guest WC, 3 bedrooms(master with en-suite) and main bathroom. Externally there is covered parking and garden that could accommodate a swimming pool (optional) and storage room.

Available house #4:

Gated complex

Walking distance from the beach - 400 meters

3 ensuite bedrooms

provision for underfloor heating

photovoltaic panels

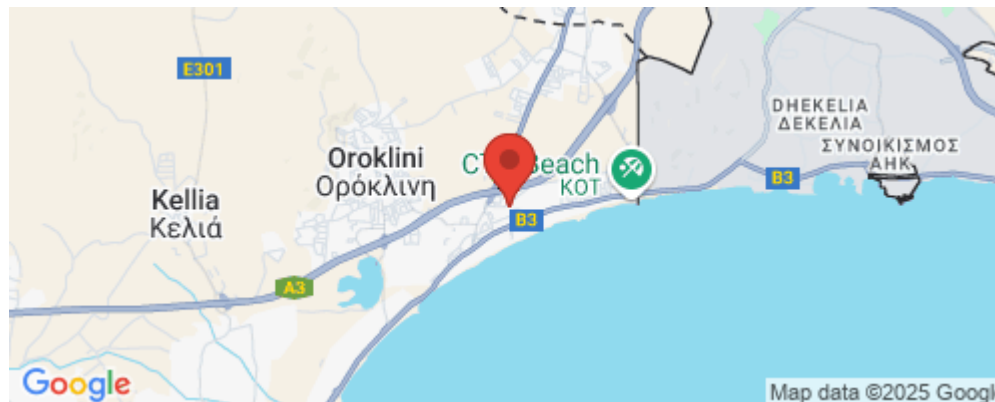
provision for a/c in all areas

3-phase electricity power

class A energy efficiency

modern design

lux...



#### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>28</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>307</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>2848</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Pyla Tourist Area  
**Coordinates:** **34.977655584939 / 33.679103726046**

Region: **Larnaca**



**Price: €565 000 + VAT**

VAT for this property is **€34,559** or **€107,350**. 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>€3 466.00/m<sup>2</sup></b>		

**Representative: MySpace**

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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

