

## 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 #8:

Gated complex

Walking distance from the beach - 400 meters

3 ensuite bedrooms

provision for underfloor heating

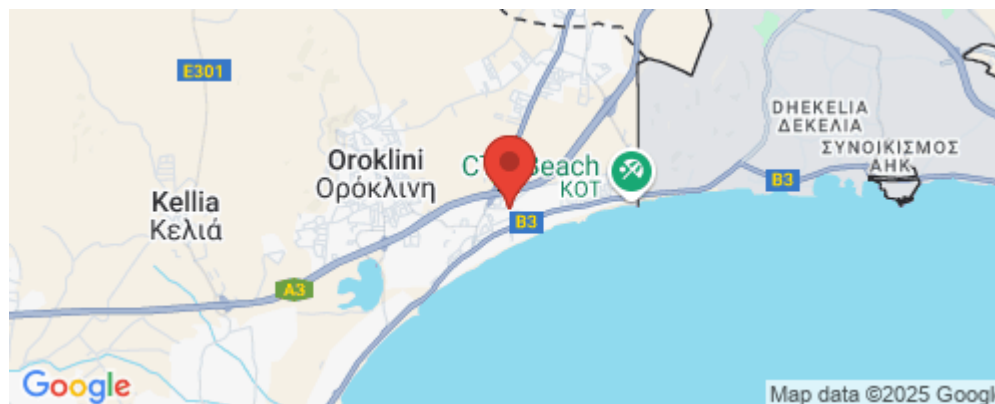
swimming pool (heated provision)

photovoltaic panels

provision for a/c in all areas

3-phase electricity power

class A energy e...



### Property Info

Covered Area	<b>166</b>
Covered Veranda	<b>18</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>372</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2850</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: €648 000 + VAT

VAT for this property is **€41,144** or **€123,120**. 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>€3 904.00/m<sup>2</sup></b>		

## 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>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€595 000 on Dec 14, 2023  
 €575 000 on Mar 22, 2024  
 €595 000 on Aug 8, 2024  
 €648 000 on Feb 21, 2025

