

## 4 Bedroom House for Sale in Pyla, Larnaca District

Contemporary 4-Bedroom Villa with Sea Views  
Elegant Living by the Coast in Larnaca's Most Sought-After Area



This modern detached villa is perfectly situated in a quiet, green neighborhood just 500 meters from a Blue Flag beach along Dekelia Road. Offering a luxurious lifestyle close to all major amenities, it is ideal for families seeking comfort, space, and a prime coastal location.

### Property Overview:

Spread across three levels—including a spacious rooftop garden—the villa is designed to offer seamless indoor-outdoor living with panoramic sea views from all floors and bedrooms.

The ground floor features an open-plan living and dining area with a fu...

### Property Info

Covered Area	<b>251</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>82</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>694</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3058</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Pyla  
Coordinates: **34.979147420524 / 33.682448542328**

Region: **Larnaca**

## Price: €1 350 000 + VAT

VAT for this property is **€143,552** or **€256,500**. 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>€5 378.00/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

€1 150 000 on Dec 14, 2023

€1 350 000 on Dec 14, 2023

