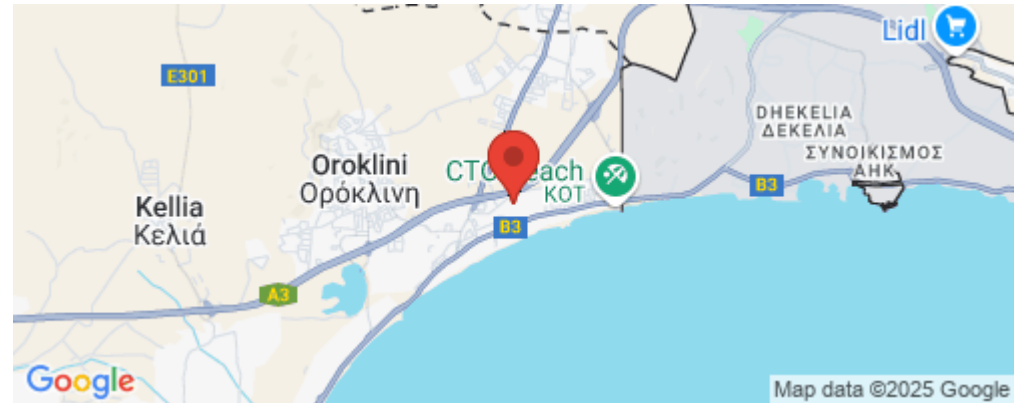


## 4 Bedroom House for Sale in Pyla, Larnaca District

A modern, luxury, detached villa located in a quiet green area on Dekelia road, walking distance from one of the many Blue Flag beaches that can be found here.



The property comes with luxurious finishes, covering the needs of today's family for a well sized home that is close to all amenities, factors that contribute to a higher standard quality of life.

The villa is made up of three living levels: the ground floor, first floor and roof garden. Sea views from all floors and bedrooms!

The ground floor hosts the open plan kitchen and living room, 1 ensuite bedroom and guest wc.

The remaining 3 ensuite bedrooms (master with walk-in closet) can be found on the fi...

### 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>

### Additional info

Reference Number	<b>3058</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.979147420524 / 33.682448542328**

## 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>
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## Price change history

€1 150 000 on Dec 14, 2023

€1 350 000 on Dec 14, 2023

