

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		Plot / Area Info		Additional info	
Covered Area	251	Plot area	694	Reference Number	3058
Covered Veranda	32	Pool	Yes	Property type	House
Uncovered Veranda	82	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Construction Year	2025
				Bathrooms	4
				View	Sea view
Amenities		Location			
• Parking		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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 378.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€1 150 000 on Dec 14, 2023
 €1 350 000 on Dec 14, 2023

