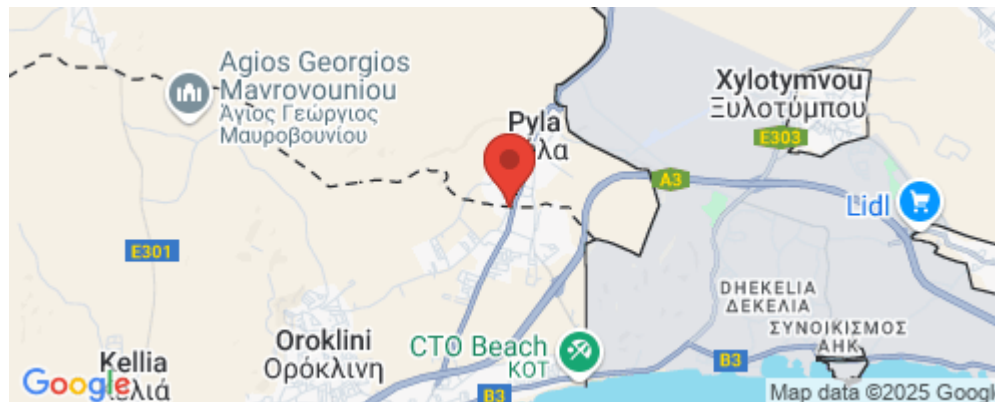


## 3 Bedroom House for Sale in Pyla, Larnaca District

For sale is a modern villa with spacious rooms, an open-plan living room and kitchen with large opening sliding windows. Covered veranda of 15 m<sup>2</sup> on the ground floor. Garage for two cars. The house uses renewable energy from photovoltaic panels installed on the roof and network metering. The pool can be built additionally. Barbecue area and outdoor shower.

Year of construction: 12/2024



### Property Info

Covered Area **148**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **320**  
Pool **Yes**

### Additional info

Reference Number **2259**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2024**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Pyla  
**Coordinates:** **35.003181447741 / 33.687963244111**

Region: **Larnaca**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>€2 500.00/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

€370 000 on Dec 14, 2023

