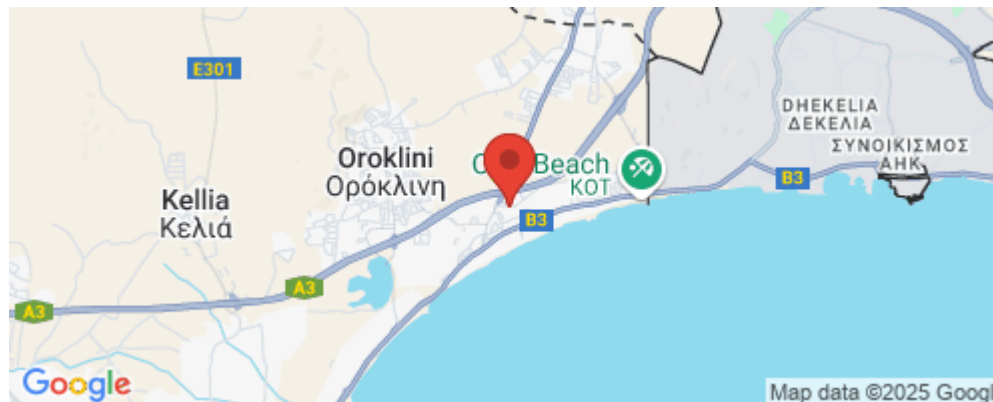


## 4 Bedroom House for Sale in Pyla Tourist Area, Larnaca District

An exclusive development of modern high-end residences located in the popular Larnaca bay – in close proximity to Larnaca's beach road. Residences are located in a well organized residential area within walking distance to Larnaca's blue flagged beaches, ideal for permanent residency, summer vacations, as well as investment opportunity. Our Energy Efficiency rated A residences come with a range of features designed to enhance a luxury lifestyle and make your everyday life comfortable and convenient. Inside, the residences feature, kitchen cabinets with soft-closing mechanism and granite counters, floor-to-ceiling double-glazed windows, fireplace, marble staircases, floor-to-ceiling...



### Property Info

### Plot / Area Info

Covered Area **317**  
Covered Veranda **41**  
Uncovered Veranda **148**

### Additional info

Reference Number **6476**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **4**

### Amenities

### Location

**Location:** Pyla Tourist Area

Region: **Larnaca**

Coordinates: **34.977696796448 / 33.677173728836**

## Price: €846 000 + VAT

VAT for this property is **€104,696** or **€160,740**. 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>€2 669.00/m²</b>		

## Representative: MySpace

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

## Price change history

€728 000 on Jan 25, 2024

€846 000 on Jul 9, 2024





