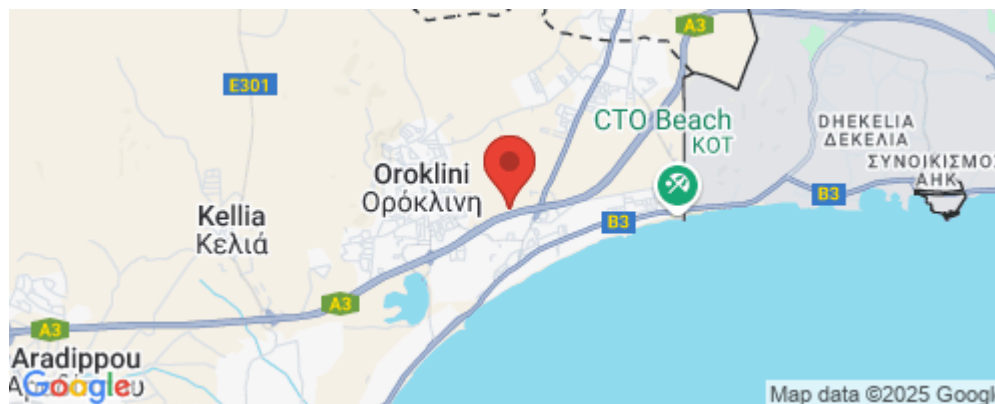


## 3 Bedroom House for Sale in Larnaca District

New luxury development is located in Pyla, in a quiet area of Larnaca, next to the sandy Blue Flag beach, in close proximity to all infrastructure for a comfortable living – supermarkets, banks, pharmacies, shops. There is also easy access to the highway linking all major cities of Cyprus and the famous resorts of Ayia Napa and Protaras.

The project is a gated complex consisting of 3-bedroom bungalows and detached houses. Most houses have private swimming pools and spacious gardens for the ultimate relaxation, outdoor dining and family entertainment. Each house has been designed in a contemporary style with high quality fittings and finishes, reflecting the premium class of th...



### Property Info

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**91703**  
**House**  
**Brand New**  
**2023**  
**3**

Covered Area

**163**

Plot area

**307**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9796 / 33.6711**

**Price: €565 000 + VAT**

VAT for this property is **€34,559** or **€107,350**. 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>€3 466.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€540 000 on Mar 9, 2024  
€520 000 on Aug 8, 2024  
€550 000 on Sep 4, 2024  
€565 000 on Feb 16, 2025









