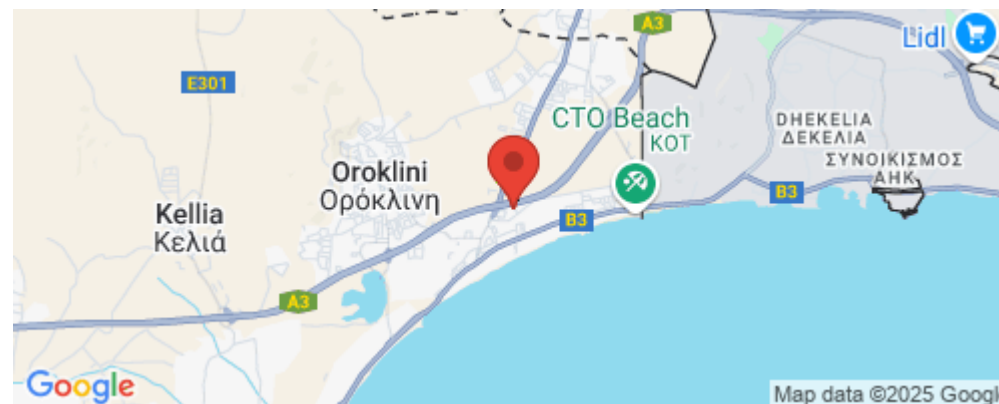


## 3 Bedroom House for Sale in Pyla, Larnaca District

Stylish, modern residences are located in the newly developed residential area of Pyla, which shares the beauty of green hills and stunning sea views. This exclusive development has the best amenities for modern living: close distance to the centre of Larnaca, easy access to the motorway as well as close proximity to Blue Flag beaches, restaurants, cafes, and grocery shops.

The project offers a collection of 3- and 4-bedroom detached villas. Every detail of these precious homes has been carefully designed to provide the owners with a sense of exclusivity, utmost convenience, and a high standard of living.

The residences represent a gated complex with two private entrances and



### Property Info

### Plot / Area Info

Covered Area **220**

### Additional info

Reference Number **90900**

Property type **House**

Condition **Brand New**

Construction Year **2024**

Bathrooms **3**

### Amenities

### Location

**Location:** Pyla

**Region:** Larnaca

**Coordinates:** 34.9793 / 33.6791

**Price: €603 000 + VAT**

VAT for this property is **€57,011** or **€114,570**. 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>€2 741.00/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**

€547 000 on Mar 9, 2024  
€603 000 on May 15, 2024







