

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

Plot area: 475 sq.m.

Covered area of the house: 140 sq.m.

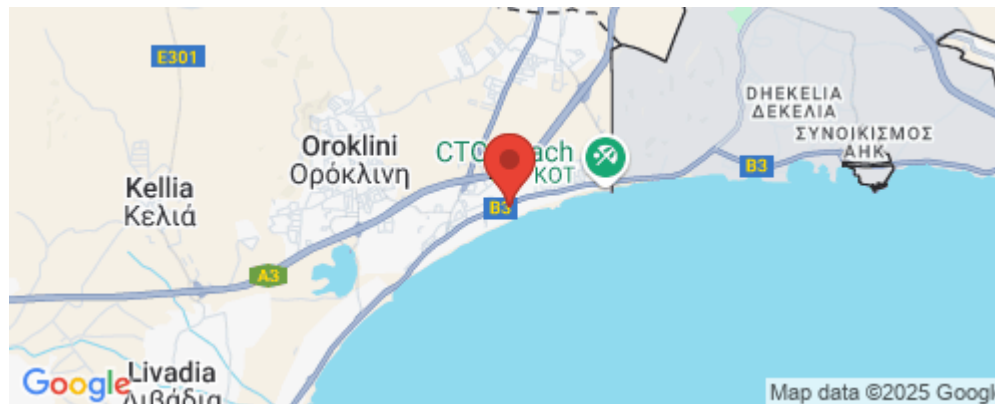
Verandas: 50 sq.m.

This is a single-story bungalow with a large plot, a garden with landscape design, and a private pool.

Open-plan living room with a kitchen and built-in appliances. The main bedroom has a large double bed, an ensuite bathroom, and a separate exit to the pool terrace. Another bedroom (with two single beds) also has an ensuite bathroom with a shower, and the other two bedrooms are equipped with double beds and built-in wardrobes, with a spacious bathroom with a bathtub for them.

Outside - an 8x4 m pool, barbecue area.

Title deed is available.



### Property Info

Covered Area	<b>190</b>
Covered Veranda	<b>50</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>475</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6673</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Pyla Tourist Area

Region: **Larnaca**

Coordinates: **34.975913800754 / 33.683298373015**

**Price: €850 000 + VAT**

VAT for this property is **€67,553** or **€161,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 474.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€950 000 on Mar 13, 2024

€850 000 on Sep 6, 2024







