

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

- 3 Bedrooms
- 2 W/C
- Internal Area 145m<sup>2</sup>
- Covered Veranda 22m<sup>2</sup>
- Covered Parking 17m<sup>2</sup>
- Plot Area 237m<sup>2</sup>
- Yard 135m<sup>2</sup>
- Photovoltaics Panels
- Energy Efficiency A
- Government subsidy up to €55.000



### Property Info

Covered Area	<b>145</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>237</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5514</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

<b>Location:</b> Pyla	Region: <b>Larnaca</b>
Coordinates: <b>35.0134077 / 33.6922186</b>	

**Price: €302 000 + VAT**

VAT for this property is **€15,100** or **€57,380**. 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>€2 083.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: + <b>35722344842</b>			

**Price change history**

€312 000 on May 22, 2024

€286 000 on Apr 15, 2025

€302 000 on Nov 11, 2025

