

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

Modern gated complex in Larnaca tourist area in Pyla. The project consists of 16 vilas with swimming pools.

### Key Features

- Private Swimming Pools
- Provision for Underfloor Heating
- Open Plan Living Area
- Outdoor Bar
- Ensuite Master Bedroom
- Provision for PV plants
- Decorative Fire place
- Covered Parking
- Gated Neighborhood
- Communal Gardens
- Energy Efficiency A+
- 5 year warranty
- 500m from Blue Flag Beaches
- Next to Local amenities
- 3 minutes drive from highway access
- 20 minutes drive from Larnaca International

EVELOPMENT  
DESCRIPTION  
URBAN LIVING ...

**Plot / Area Info**

**Additional info**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**42063**  
**House**  
**Under Construction**  
**2025**  
**2**

Covered Area **193**

Plot area **370**  
Pool **Private, Yes**

**Amenities**

- Storage room

**Location**

**Location:** Pyla Region: **Larnaca**

## Price: €603 000 + VAT

VAT for this property is **€48,959** 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>€3 124.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€603 000 on May 26, 2024











