

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

Stunning, Five Bedroom House for Sale in Pyla, Larnaca. Only 2 km away from sea and a 15-minute drive to Larnaca town. Close to amenities, bus service and a variety of sporting and entertainment facilities. Easy access to Larnaca, Ayia Napa, Nicosia motorway and 1 km from the UClan University. X

House for sale in Larnaca, Pyla area. The property has an area of 400 sq. m, is fully furnished and comprises of an open plan kitchen, living and dining area, electrical appliances, A/C, central heating and a guest toilet on the ground floor. Upstairs you can find five bedrooms one of which is a master bedroom with a en-suite shower, a bathroom, a shower and 3wc. Externally the house has a st...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>400</b>                  |                  |                     | Reference Number | <b>41944</b>     |
| Furnishing       | <b>Furnished</b>            | Plot area        | <b>803</b>          | Property type    | <b>House</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                     | Bathrooms        | <b>1</b>         |

| Amenities  | Location   |                        |
|------------|--|------------------------|
| • Guest WC | <b>Location:</b> Pyla<br>Coordinates: <b>34.996433842106 / 33.695530840014</b> | Region: <b>Larnaca</b> |

## Price: €800 000 + VAT

VAT for this property is **€110,000** or **€152,000**. 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>~€28 600.00</b>             |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 000.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€800 000 on Aug 9, 2024











