

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

Detached, Three-bedroom house with private pool for sale in Pyla area. Just 2 km far from sea and 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 1,5 km southwest of Uclan University. 

House for sale in Larnaca, Pyla area. The property has an area of 145sqm and comprises of an open plan living area and kitchen, and a guest toilet on the ground floor and three bedrooms (one of which en-suite) and a bathroom on the first floor. The house enjoys the use of a parking space and of the private swimming pool. Double glazed windows and split units are installed.

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 800.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
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## Price change history

€360 000 on Aug 9, 2024  
 €420 000 on Dec 13, 2024









