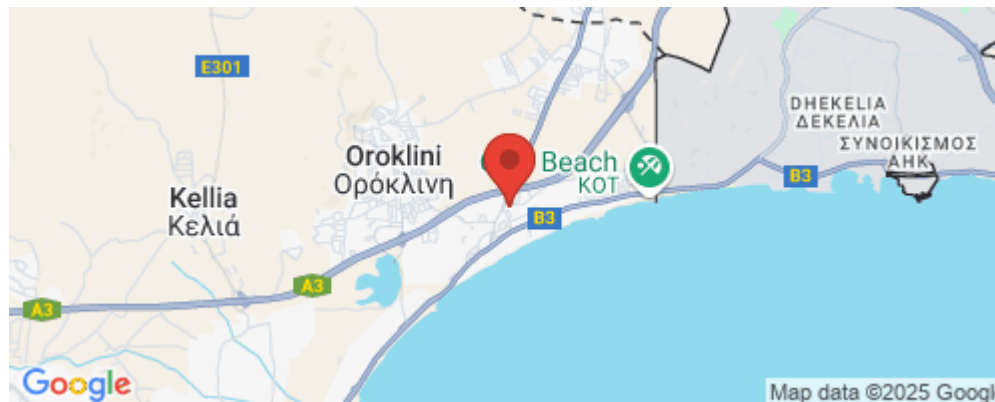


## 3 Bedroom House for Sale in Larnaca District

These luxurious villas are nestled in a rapidly developing area of Pyla, just a short drive away from the sea and vibrant heart of Larnaca. Surrounded by newly built residences, these properties provide a serene and secure retreat, while remaining within easy reach of charming cafes, diverse restaurants, and a plethora of leisure and entertainment options. Each villa is a masterpiece of modern architecture, featuring high-quality finishes that elevate both the interior and exterior. The striking facades are enhanced with natural stone accents and hardwood highlights, offering a sophisticated and timeless aesthetic. The private gardens are designed for ultimate relaxation, complete w...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**189**

Plot area

**377**

Reference Number

**f11702**

Property type

**House**

Construction Year

**2025**

Bathrooms

**2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9774 / 33.6759**

## Price: €699 000 + VAT

VAT for this property is **€55,143** or **€132,810**. 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>~€24 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 698.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€695 000 on Aug 10, 2024

€699 000 on Mar 18, 2025





