

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

Exclusive villa for sale in the tourist area of Pyla, Larnaca. With 3 luxurious bedrooms and 3 modern bathrooms. Upon entering, you will be greeted by the welcoming atmosphere of the open living room, where the Italian built-in kitchen blends harmoniously with the guest room, creating a wonderful space. The comfort level in the villa is supported by modern amenities such as household appliances, a smart home system, air conditioners, double glazing with mosquito nets and central heating. The water pressure system provides reliable access to water, and photovoltaic panels reduce energy consumption and make the house more environmentally sustainable. The spacious terrace and pool bar provid...

#### Property Info

Covered Area **361**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **112454**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €699 000 + VAT

VAT for this property is **€92,148** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 936.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€695 000 on Oct 1, 2024  
 €699 000 on Feb 4, 2025



