

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

Modern project is located in Pyla. Just 15 minutes away from the city center of Larnaca, approximately 2km distance from Blue Flag beaches and all amenities in close proximity.

The project consists of 3 luxury houses.

#### Key Features

Modern architecture

Certified Energy class A

Functional & contemporary design

Thermal insulation aluminium windows

Solar panels

High quality materials

Provision for air conditioning

Provision for electric heating

#### AVAILABILITY

House

Internal area 151,90 sq.m.

Covered veranda 20,25 sq.m.

Uncovered verandas 34,65 sq.m.

Plot size 191,60 sq.m.

There are mo...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>172</b>	Plot area	<b>192</b>	Reference Number	<b>54706</b>
				Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

- Storage room

**Location**

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

## Price: €300 000 + VAT

VAT for this property is **€20,372** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 744.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

Phone: **+35725310243, +35770000889**

## Price change history

€300 000 on Oct 30, 2024













