

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

Luxury three bedroom villa with swimming pool for sale in the tourist area of Larnaca, Pyla. The complex is closed, consists of 16 villas, access is only for residents. The villas are surrounded by gardens. Spacious living room, outdoor bar, decorative fireplace, underfloor heating. 500 meters to the beach. A few minutes to the city center and 20 minutes to Larnaca International Airport, easy and fast access to the motorway network connecting all the cities of Cyprus. The infrastructure is nearby. Developer gives a 5-year warranty on the house.

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**230**  
**Unfurnished**  
**A**  
**No**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**116279**  
**House**  
**Brand New**  
**3**

### Amenities

#### Location

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

**Price: €603 000 + VAT**

VAT for this property is **€59,513** or **€114,570**. 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>€2 622.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€603 000 on Nov 6, 2024

