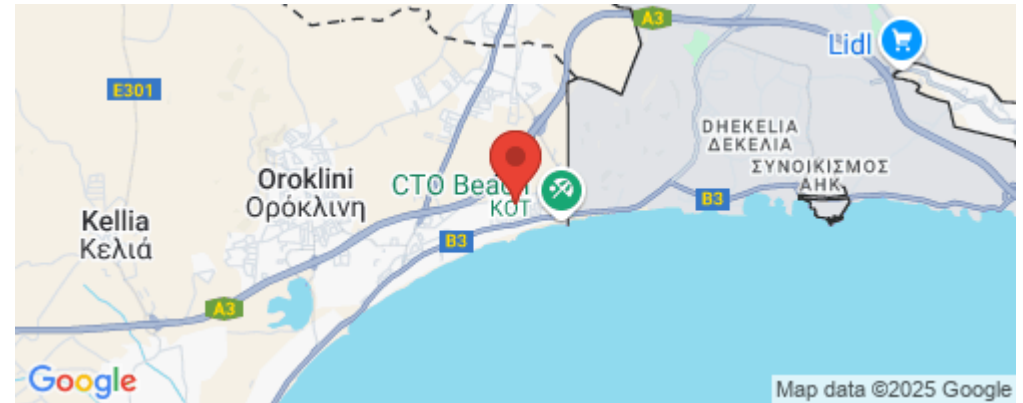


## 4 Bedroom House for Sale in Pyla, Larnaca District

Deluxe 4 bedrooms 4 en suite bathrooms, 1w.c guest toilet and 1 garden w,c.  
 Internal size of Villa - 268 square meter  
 Plot of Villa - 847 square meters  
 SOUTH FACING ALL GARDEN  
 Class A Energy Efficient Villa.  
 Photovoltaic panels for renewable energy on Roof Level  
 Roof Garden on top floor with sea view.  
 Contemporary Design  
 Just 300 meters away from the Beach and Golden Bay Hotels.  
 Overflow swimming pool and Deluxe specifications included in Price.



### Property Info

Covered Area **268**  
 Energy Efficiency **N/A**  
 Heating **Yes**

### Plot / Area Info

Plot area **847**  
 Pool **Yes**

### Additional info

Reference Number **1773**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **34.981111 / 33.691944**

## Price: €1 850 000 + VAT

VAT for this property is **€206,537** or **€351,500**. 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>€6 903.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 850 000 on Sep 21, 2023







