

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

Luxury, Three Bedroom Smart-House, with Roof Garden in Pyla area, Larnaca. Just 2km far from sea and 15-minute drive to Larnaca town. Close to amenities, bus service and a variety of sporting and entertainment facilities. Easy access to Larnaca, Ayia Napa, Nicosia motorway. The property is located on the road between Pyla and Oroklini, in a quiet area and close to all essential amenities including the UCLan University. In combination with the hospitality of local Cypriot people, the tranquility of the area, the traditional taverns and the country feel you now have the opportunity to enjoy a unique lifestyle. ✖

Double Storey Semi-Detached House for sale in Larnaca, Pyla area. The hous...

#### Property Info

Covered Area **210**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **324**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **46116**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Guest WC

#### Location

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **34.998859649805 / 33.692911866132**

## Price: €615 000 + VAT

VAT for this property is **€55,350** or **€116,850**. 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>€2 929.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€575 000 on Jan 14, 2025  
 €615 000 on Dec 10, 2025









