

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

For sale 3 bedroom villa with mountain and sea views in Pyla, Larnaca. The blue flag beach is just 2km away. The villa includes a private swimming pool, covered parking space, smart system, music system for home and garden, photovoltaic panel system and heating. Convenient access to the highway to Limassol, Nicosia and Ayia Napa. A 15-minute drive to the center of Larnaca.

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>116415</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

**Price: €590 000 + VAT**

VAT for this property is **€62,540** or **€112,100**. 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>€2 360.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€575 000 on Jan 23, 2025

€590 000 on Aug 9, 2025

