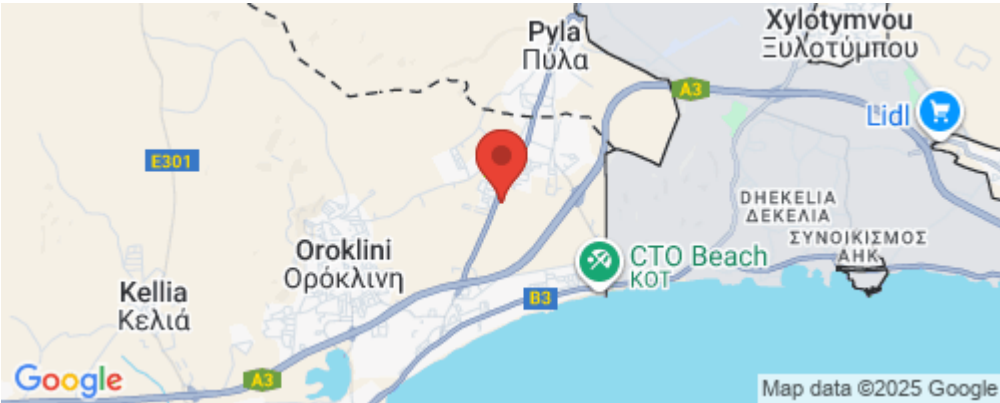


3 Bedroom House for Sale in Pyla, Larnaca District

Just five minutes from the beach, this exclusive villa complex in the serene area of Pyla, Larnaca, offers a perfect fusion of luxury, comfort, and coastal charm. Set in a peaceful environment, the location ensures easy access to Blue Flag beaches, green parks, fine dining, and vibrant entertainment venues. With convenient public transport links, commuting and daily travel become effortless.

Blending modern architecture with its natural surroundings, the development features five elegantly designed two-story villas, each with three spacious bedrooms. Thoughtfully crafted for both style and functionality, these homes boast open, light-filled interiors, premium finishes, and an inviti...



Property Info

Plot / Area Info

Additional info

		Reference Number		f19203	
		Property type		House	
Covered Area	167	Plot area	237	Construction Year	2026
				Bathrooms	2

Amenities

Location

Location: Pyla Region: Larnaca

Coordinates: 34.9912 / 33.683

Price: €286 000 + VAT

VAT for this property is **€18,376** or **€54,340**. 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	Excluded	Title transfer fee	~€8 040.00	Common expenses	None
		Price per SQM	€1 713.00/m²		

Representative: Cyprus Sotheby's International Realty

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License number	517/E	Legal name	ConceptRealty Ltd
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Price change history

€312 000 on Mar 8, 2025

€286 000 on May 7, 2025



