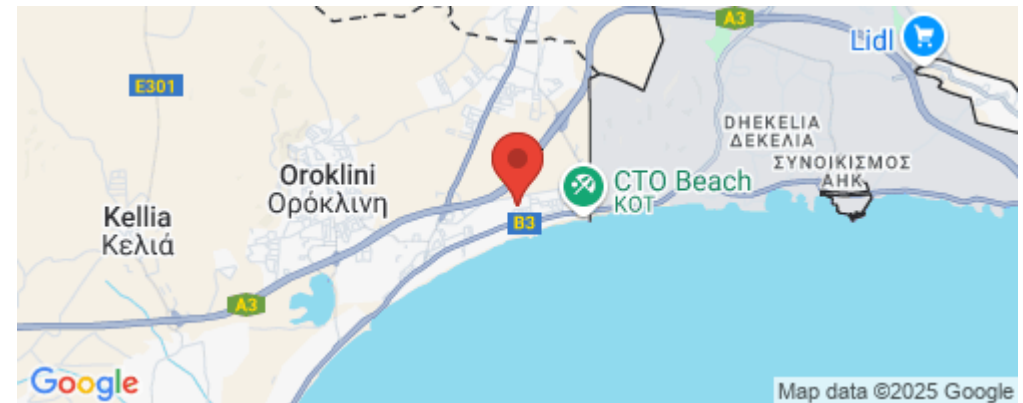


## 3 Bedroom House for Sale in Pyla, Larnaca District

This project is an outstanding new collection of 7 Luxury Contemporary Villas.



The Villas are located within the heart of the Larnaca Tourist Area, just 300 meters away from the best Sandy Beaches of Larnaca.

The area is known as the most prestigious area for luxury Villas by the sea and features a strip of hotels, restaurants and other entertaining facilities all by the beach. The Golden Bay Hotel, Lordos Hotel and Sandy Beach Hotel with all the amenities accompanying the hotels are just a mere stone's throw away.

Designed with a contemporary unique style, luxury and elegant detail, residential development offers beautiful and spacious Class A and B+ 3 and 4 bedroo...

### Property Info

Covered Area	<b>174</b>
Covered Veranda	<b>8</b>
Uncovered Veranda	<b>35</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>512</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3947</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>

### Amenities

### Location



- Roof Garden

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.980300260359 / 33.688545236463**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €870 000 + VAT

VAT for this property is **€60,300** or **€165,300**. 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>€5 000.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€870 000 on Apr 17, 2025



