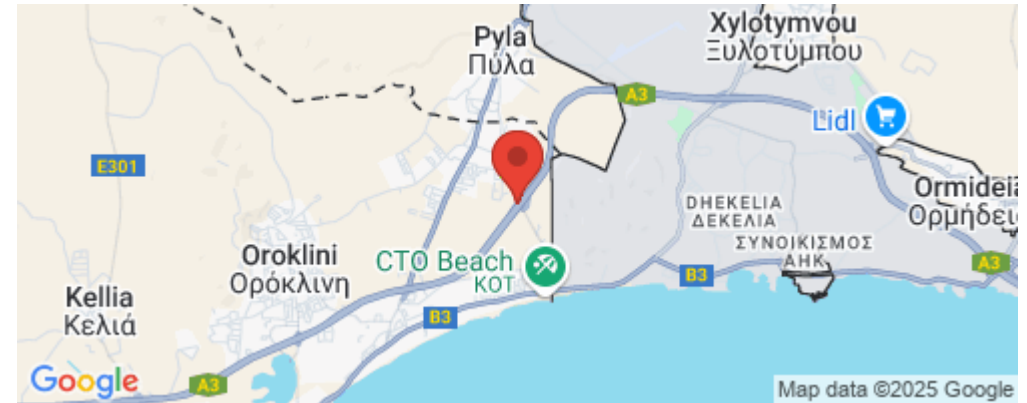


Discover an exclusive collection of luxury villas nestled in the charming village of Pyla, offering panoramic views in a serene residential area, just five minutes from the sea. Ideally positioned, the development provides effortless access to all essential amenities including shops, cafés, pharmacies, schools, restaurants, and the esteemed UCLan Cyprus University. Its convenient location combines the tranquility of village life with seamless connectivity to Larnaca city center and major motorways. Each elegantly designed 4-bedroom villa is set on a spacious private plot, thoughtfully planned to offer both style and functionality. The interiors feature a modern open-plan kitchen, a...



Property Info		Plot / Area Info		Additional info	
				Reference Number	<b>f21600</b>
Covered Area	<b>240</b>	Plot area	<b>324</b>	Property type	<b>House</b>
				Bathrooms	<b>3</b>
<b>Amenities</b>	<b>Location</b>				
	<b>Location:</b> Pyla		Region: <b>Larnaca</b>		
	Coordinates: <b>34.9918 / 33.6949</b>				

## Price: €575 000 + VAT

VAT for this property is **€58,938** or **€109,250**. 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>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 396.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€575 000 on Apr 19, 2025





