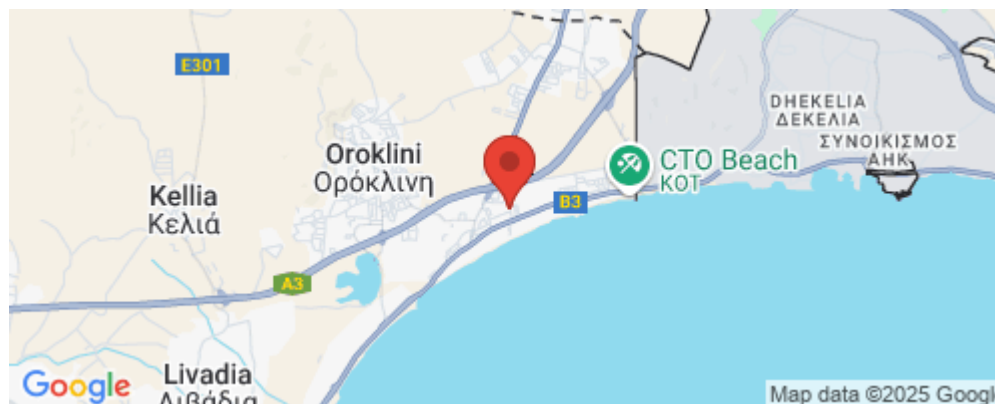


6+ Bedroom House for Sale in Pyla, Larnaca District

Whole Project for sale.



A new project consisting of 3 beautiful 4-bed, modern, luxury, detached villas located in a quiet area on the Larnaca - Dekelia road, 430m from one of the many Blue Flag beaches that can be found here.

The luxurious finishes, spacious interiors and exteriors, and excellent location are factors that contribute to a higher standard quality of life.

The villas are made up of three living levels: ground floor, first floor and roof garden that offers sea view.

The ground floor hosts the open plan kitchen and living room, 1 ensuite bedroom and guest wc. The remaining 3 ensuite bedrooms (2 masters with walk-in closet) can be found on the first...

Property Info		Plot / Area Info		Additional info	
Covered Area	702			Reference Number	4139
Covered Veranda	46	Plot area	2073	Property type	House
Uncovered Veranda	164	Pool	Yes	View	Sea view
Energy Efficiency	A				
Amenities	Location				



- Roof Garden

Location: Pyla

Region: **Larnaca**

Coordinates: **34.976959740167 / 33.679136033121**

www.index.cy - All Cyprus Real Estate

Price: €4 270 000 + VAT

VAT for this property is **€683,565** or **€811,300**. 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	Excluded	Title transfer fee	~€167 400.00	Common expenses	None
Title deed	Has Title	Price per SQM	€6 083.00/m²		

Representative: RealDeal Estates

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

Price change history

€4 270 000 on Apr 24, 2025





whole project for sale- €4,270,000

House No.	Type	Beds	Baths	PLOT (m ²)	LIVING AREA (m ²)	COVERED VERANDAS (m ²)	UNCOVERED VERANDA (m ²)	PARKING (m ²)	VAT	Status
1	Detached	4	4	611	218.50	15.65	54.90	17.20	+VAT	available
2	Detached	4	4	931	218.50	15.65	54.90	17.20	+VAT	available
3	Detached	4	4	531	218.50	15.65	54.90	17.20	+VAT	available

House No.	ROOF GARDEN (m ²)	STORAGE ROOM & W.C
1	81.35	25.50
2	81.35	25.50
3	81.35	25.50