

for Sale in Pyla, Larnaca District

Investment opportunity: 6 Modern villas for sale with high ROI

A rare opportunity to acquire six contemporary houses, each with a private swimming pool. These houses, each with a private swimming pool, offer exceptional investment potential, whether for short- or long-term rentals, or future resale with capital appreciation.

Each villa includes

3 Bedrooms

1 Bathroom + Guest W.C.

Private Swimming Pool

Modern Design & Layout

Prime Location - Pyla District, Larnaca City

Just 5 minutes from Dekeleia Tourist Beach

12 minutes to Larnaca International Airport

25 minutes to Ayia Napa

10-12 minutes to Larnaca Downtown

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Property Info

Covered Area	840
Air Conditioning	Yes

Plot / Area Info

Plot area	1020
Pool	Private, Yes

Additional info

Reference Number	57600
Property type	
Condition	Pre-Owned
Construction Year	2016
Bathrooms	5+

Amenities

- Air Conditioning

Location

Location: Pyla Region: **Larnaca**

Price: €1 400 000 + VAT

VAT for this property is **€231,000** or **€266,000**. 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	~€52 600.00	Common expenses	None
		Price per SQM	€1 667.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

Price change history

€1 370 000 on Apr 26, 2025

€1 400 000 on Apr 27, 2025





