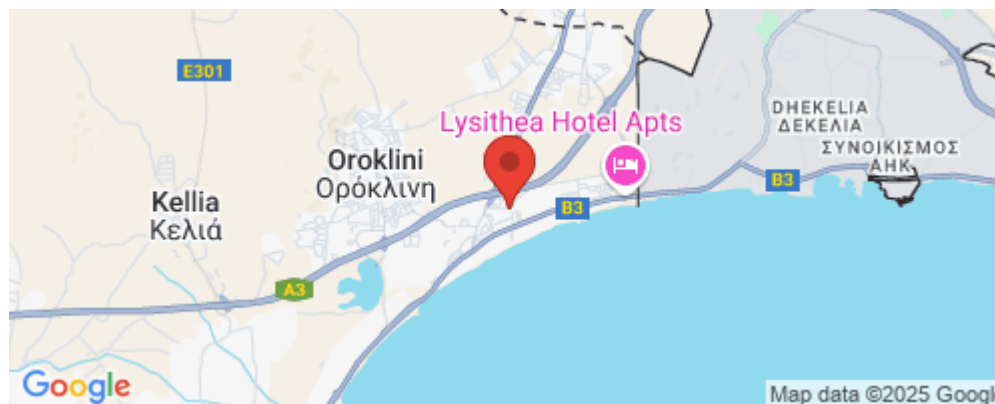


3 Bedroom House for Sale in Pyla, Larnaca District

This is a gated complex, excellently located in a quiet area and only 400m from Blue Flag sandy beach. The two universities of UCLAN in Pyla and American University of Cyprus in Livadia are easily accessible. The area also offers all the necessary amenities such as supermarkets, banks, pharmacies, shops as well as easy access to the highway linking all major towns in Cyprus, making the Larnaca International Airport only a 15 drive away and only 25 minutes to the famous Ayia Napa and Protaras resorts.



The project consists of 2 bungalows and 7 detached houses. The two bungalows and four of the detached houses come with swimming pool. All houses have south orientation making them airy...

Property Info

Covered Area	153
Covered Veranda	18
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	340
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	4839
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

- Parking

Location

Location: Pyla
Coordinates: **34.977610273204 / 33.679050207138**

Region: **Larnaca**

Price: €655 000 + VAT

VAT for this property is **€34,548** or **€124,450**. 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	None	Common expenses	None
Title deed	Has Title	Price per SQM	€4 281.00/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			

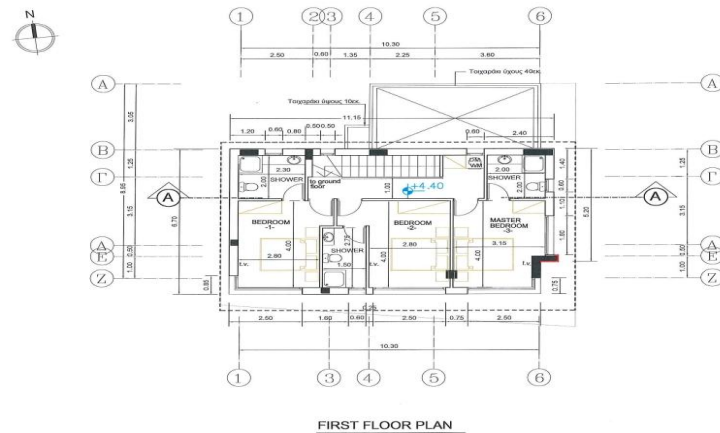
Price change history

€655 000 on May 16, 2025

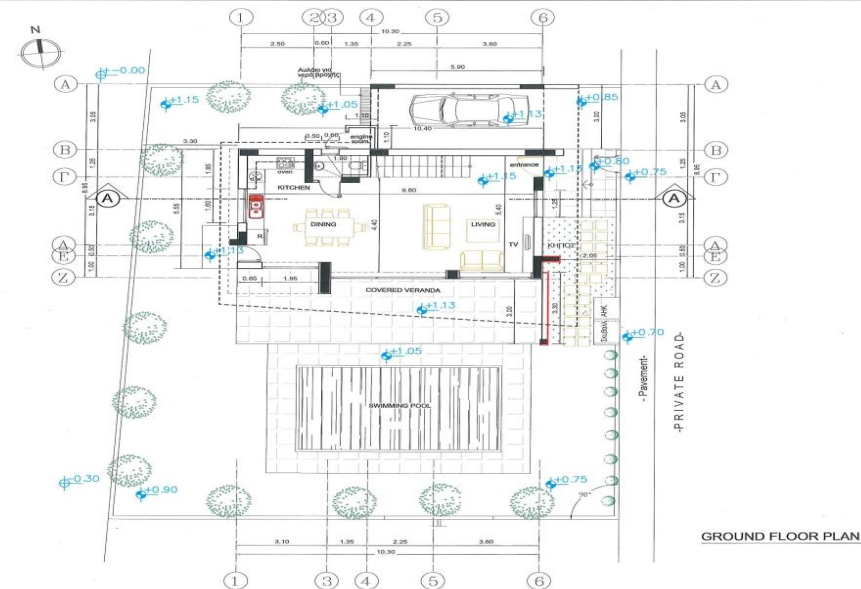








FIRST FLOOR PLAN



GROUND FLOOR PLAN