INDEX

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		Plot / Area Info		Additional info	
Covered Area Covered Veranda Total Number of F Energy Efficiency	153 18 Ioors 2 A	Plot area Pool Parking	372 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	4853 House Brand New 3
Amenities	Location				
• Parking	Location: Pyla Coordinates: 34.977610273	3204 / 33.67905020	Region: Larnaca 7138	a	



Price: €648 000 + VAT

VAT for this property is €34,179 or €123,120. 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	€4 235.00/m²		None

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

€648 000 on May 16, 2025

www.index.cy - All Cyprus Real Estate

INDEX



INDEX

www.index.cy - All Cyprus Real Estate







INDEX

