

## 3 Bedroom House for Sale in Pyla, Larnaca District

Modern villa for sale in the area of Pyla, Larnaca, ideal for a comfortable stay. The house offers 3 cozy bedrooms, 2 bathrooms, a guest toilet, an openplan kitchen and a bright living room. The house is equipped with double-glazed aluminum windows, solar panels for water heating and a water supply pressure system, providing comfort and efficiency. The outdoor barbecue area invites you to enjoy the evenings outdoors. It is possible to additionally build a swimming pool. Covered parking and a storage room for easy storage are also included. Easy access to the highway. The distance to the sea is only about 3 minutes drive. Construction will begin after the signing of the contract.

Property Info		Plot / Area Info		Additional info	
Covered Area	200		Covered, Yes	Reference Number	157088
Furnishing	Unfurnished	Parking		Property type	House
Energy Efficiency	A			Condition	<b>Under Construction</b>
Air Conditioning	No			Bathrooms	2

Amenities Location

Location: Pyla Region: Larnaca



Price: €369 000 + VAT

VAT for this property is €31,365 or €70,110. 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 No	one Common ovnences None
		Price per SQM €1	Common expenses None L 845.00/m <sup>2</sup>

## **Representative: DOM Real Estate**

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## **Price change history**

€369 000 on May 30, 2025







