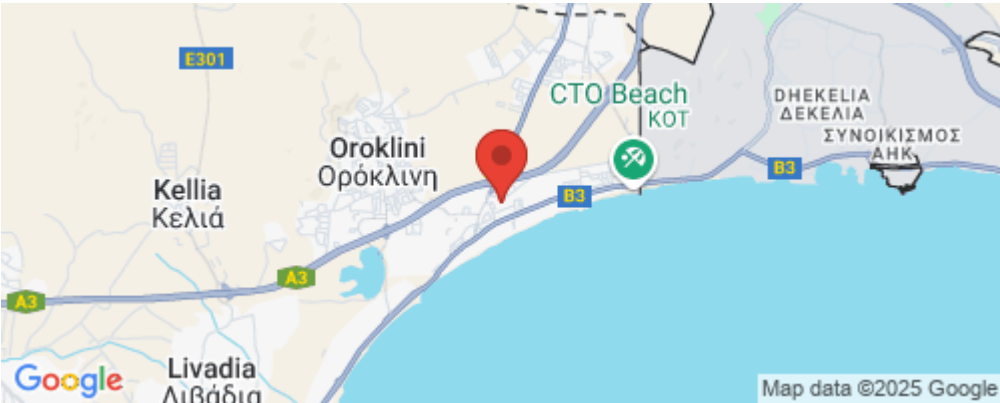


3 Bedroom House for Sale in Pyla, Larnaca District

A stunning villa set in a spacious plot in the Larnaca Bay area, just 2 minutes away from blue-flagged beaches.



The “A” Energy Efficiency rated residence come with a range of features designed to enhance a luxury lifestyle, including soft-closing kitchen cabinets, double-glazed windows, and floor-to ceiling wardrobes. This residence also include a private pool, covered patio, BBQ area and landscaped gardens, solar panels for water heating and water pressuring system as well as PV plants provisions to maximise the sustainability of your new home.

Property Info		Plot / Area Info		Additional info	
Covered Area	230	Pool	Yes	Reference Number	6639
Covered Veranda	22			Property type	House
Uncovered Veranda	85			Condition	Under Construction
Energy Efficiency	A			Bathrooms	3
Amenities	Location				
• Garden	Location: Pyla			Region: Larnaca	
	Coordinates: 34.976827874734 / 33.677365776183				

## Price: €603 000 + VAT

VAT for this property is **€59,513** or **€114,570**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 622.00/m²</b>		

## Representative: RealDeal Estates

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

## Price change history

€603 000 on Jun 6, 2025





