

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

Semi Detached, Three Bedroom House for sale in Pyla area, Larnaca. The property is aprrox. 2 km from CTO beach and 15-minute drive to Larnaca town. Moreover, it is located in a quiet residential neighbourhood outside of Pyla village with all amenities in close proximity. X

Double Storey House for sale in Larnaca, Pyla area. The house has internal covered area of 140.65 sq m and is in a plot of 171.7 sq. m. The ground floor consists of an open plan kitchen, dining area, living room, a guest wc. The first floor consists of 3 bedrooms, one en-suite shower and wc and a main bathroom. Moreover, the property offers covered veranda of 8.65 sq.m, spacious uncovered veranda of 28.6 sq.m, cove...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>141</b>            | Plot area        | <b>172</b>          | Reference Number | <b>48539</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>House</b>     |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities  | Location                                                           |                        |
|------------|--------------------------------------------------------------------|------------------------|
| • Guest WC | <b>Location:</b> Pyla<br>Coordinates: <b>34.996681 / 33.690374</b> | Region: <b>Larnaca</b> |

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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<br>Price per SQM | <b>None</b><br><b>€2 092.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|-----------------------------------------------|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                                                                |
|----------------------------|--------------|------------|--------------------------------------------------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <a href="mailto:info@kalogirourealestate.com">info@kalogirourealestate.com</a> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                                                                     |
| Phone: <b>+35724003723</b> |              |            |                                                                                |

## Price change history

€295 000 on Jun 17, 2025









