

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

Luxury Villa. Striking facades feature accent natural stone and hardwood highlights. Distinctive roof overhangs and deep-set full-height windows on the ground floor and waist-height windows on the first floor allow maximum light to penetrate, whilst offering UV protection to furniture and fabrics. A walled garden contains a swimming pool, sun deck and outdoor dining area/bar. There is also a shaded off-street parking space for two vehicles.

Generous living spaces present tremendous possibilities for owners to express their individual tastes. Open-plan ground floor areas are always bathed in light – well-suited to life in the warm Mediterranean region. Large sliding doors lead out...

### Property Info

Covered Area **183**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **380**  
Pool **Yes**

### Additional info

Reference Number **237935**  
Property type **House**  
Condition **Brand New**  
Construction Year **2025**  
Bathrooms **3**

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**

## Price: €699 000 + VAT

VAT for this property is **€52,597** or **€132,810**. 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>€3 820.00/m²</b>		

## Representative: MySpace

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## Price change history

€699 000 on Jul 12, 2025













