

## 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		Plot / Area Info		Additional info	
Covered Area	<b>183</b>	Plot area	<b>380</b>	Reference Number	<b>237935</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Brand New</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>3</b>
Amenities		Location			
		<b>Location:</b> Pyla Region: <b>Larnaca</b>			

## Price: €789 000 + VAT

VAT for this property is **€59,369** or **€149,910**. 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 Price per SQM	<b>None</b> <b>€4 311.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€699 000 on Jul 12, 2025

€789 000 on Jan 15, 2026











