

### 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: €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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 311.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€699 000 on Jul 12, 2025  
 €789 000 on Jan 15, 2026











