

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

Modern 3-Bedroom Villa in Pyla, Larnaca

Located in the peaceful village of Pyla, just a short drive from Larnaca city and beautiful beaches, this stylish 3-bedroom villa offers comfort, space, and convenience. Featuring an open-plan living area, fully equipped kitchen, private garden, and optional pool, it's ideal for family living or a relaxing holiday home. Close to local amenities and easy access to the highway.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>150</b>	Plot area	<b>500</b>	Reference Number	<b>238248</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Construction Year	<b>2022</b>
				Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€1 600.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€240 000 on Jul 24, 2025





