

4 Bedroom House for Sale in Pyla, Larnaca District

For sale: This modern villa, currently under construction, offers a stylish and comfortable lifestyle in the sought-after area of Pyla. With a spacious internal area of 218 m², the home features four bedrooms and four bathrooms, ideal for families or those who want room to entertain guests.



The villa sits on a large plot, allowing for plenty of outdoor space and beautiful sea views. Designed with energy efficiency A standards, it includes underfloor heating for year-round comfort. The open-plan layout ensures natural light flows through the living spaces, highlighting the clean, modern design.

Located in Pyla, a peaceful area known for its blend of tranquil surroundings a...

Property Info

Covered Area	218
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	694
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	27387
Property type	House
Condition	Brand New
Bathrooms	4
View	Sea view

Amenities

- Storage room

Location

Location: Pyla

Region: **Larnaca**

Coordinates: **34.97331 / 33.674891**

Price: €1 350 000 + VAT

VAT for this property is **€126,454** or **€256,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 193.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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Price change history

€1 350 000 on Aug 6, 2025







