

## 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 m<sup>2</sup>, the home features four bedrooms and four bathrooms, ideal for families or those who want room to entertain guests. X

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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€6 193.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<a href="mailto:info@kazo.com.cy">info@kazo.com.cy</a>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 350 000 on Aug 6, 2025







