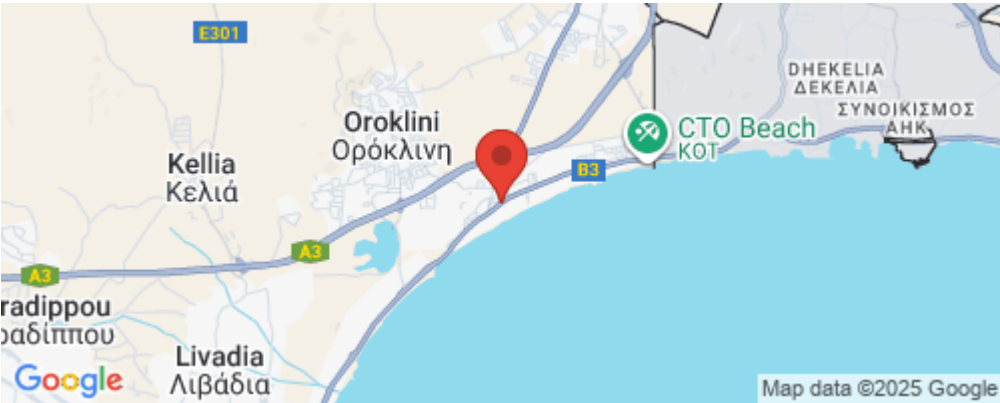


4 Bedroom House for Sale in Pyla, Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	218	Plot area	694	Reference Number	27387
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Brand New
				Bathrooms	4
				View	Sea view
Amenities		Location			
• Storage room		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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 193.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 350 000 on Aug 6, 2025













