

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

For sale: This well-maintained detached house in Pyla offers comfortable and spacious living across 132 m<sup>2</sup> of internal space. Built in 2009, the property features three bright bedrooms and two modern bathrooms, providing a perfect setting for families or those seeking extra space for guests or a home office.



The home boasts a private swimming pool, ideal for enjoying warm days in privacy and relaxation. The open-plan living and dining area flow seamlessly to the outdoor space, making it perfect for both everyday living and entertaining friends.

Pyla is a peaceful residential area known for its calm atmosphere and welcoming community. Here, you can enjoy easy access to the b...

#### Property Info

Covered Area **132**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **345**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **27606**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Pyla Region: **Larnaca**  
Coordinates: **35.014515 / 33.692737**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 992.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€395 000 on Aug 26, 2025







