


5 Bedroom House for Sale in Pyla, Larnaca District

The Villa is located within the heart of the Larnaca tourist area, just about 450 meters away from the sandy beaches of Larnaca. Villa offers 5 bedrooms with 5 en-suites showers, 2 toilets, 1 garden WC. The area is known as the most prestigious area for luxury villas by the sea and features a strip of hotels, restaurants and other entertaining facilities all by the beach. All the amenities accompanying the hotels are just a mere stone's throw away. The Project has EPC certificate with "A" Energy Efficiency Rating. 

Property Info

Covered Area	263
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **847**

Additional info

Reference Number	S605-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Pyla Region: **Larnaca**
Coordinates: **34.98117 / 33.69191**

Price: €1 850 000 + VAT

VAT for this property is **€203,781** or **€351,500**. 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	~€70 600.00	Common expenses	None
		Price per SQM	€7 034.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€1 850 000 on Aug 26, 2025





