

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

This 2-bedroom villa is located in the Dhekelia Road area, the main tourist zone of Larnaca, within walking distance of numerous restaurants, bars, and clubs. Situated just 150 meters from the sea, the property is part of a gated complex. The property offers approximately 120 sq.m. of living space on a 250 sq.m. plot. It features two bathrooms, an outdoor shower, and an automatic retractable awning on the veranda. The villa has autonomous heating (oil-based) and a barbecue area in the backyard. Available for both sale and rent. The main features: 2 bedrooms 2 bathrooms Outdoor shower Approx. 120 sq.m. covered area Approx. 250 sq.m. plot 150 meters from the sea Autonomous heati...



### Property Info

Covered Area	<b>120</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **250**

### Additional info

Reference Number	<b>B078-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**  
**Coordinates: 34.9746 / 33.68008**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€600 000 on Aug 26, 2025







