

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	120
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **250**

Additional info

Reference Number	B078-1
Property type	House
Condition	Pre-Owned
Bathrooms	2

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	Excluded	Title transfer fee	~€20 600.00	Common expenses	None
		Price per SQM	€5 000.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725059360, +35797544416			

Price change history

€600 000 on Aug 26, 2025







