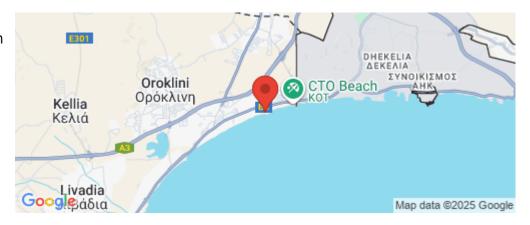


4 Bedroom House for Sale in Pyla, Larnaca District

An exceptional four-bedroom beachfront villa is offered for sale in the prestigious Dhekelia area of Larnaca. This property enjoys a prime location with direct private access to the beach through a secure gate and is presented in excellent condition. Ideally situated in a quiet residential area, the villa offers easy access to major highways connecting Larnaca, Ayia Napa, and Nicosia. It is just 10 minutes from Larnaca city center and 3 km from UCLan University. The villa features four spacious bedrooms and three modern bathrooms, a fully equipped open-plan kitchen, a generous living and dining area, and a home office on the ground floor. All bedrooms on the upper level benefit from en-su...



| Property Info | | Plot / Area Info | |
|------------------------|-----|------------------|-----|
| Covered Area | 205 | | |
| Floor Number | 1 | Plot area | 640 |
| Total Number of Floors | 1 | | |

| Additional info | |
|------------------|-----------|
| Reference Number | C037-1 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 1 |

Amenities Location

Location: Pyla Region: **Larnaca**

Coordinates: **34.97636** / **33.69013**



Price: €2 000 000 + VAT

VAT for this property is €175,122 or €380,000. 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
Price per SQM

~€76 600.00 €9 756.00/m²

Common expenses

None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number

Registration number 591

Email

2/3

sales@cyprus-alliance.com

License number

License 118/E

Legal name

Cyprus Developers Alliance (CDA Group)

Phone: +35725314237, +35797977765

Price change history

€2 000 000 on Aug 26, 2025









