

## 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

Covered Area	<b>205</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **640**

### Additional info

Reference Number	<b>C037-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 756.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€2 000 000 on Aug 26, 2025

