

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	205
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **640**

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	~€76 600.00	Common expenses	None
		Price per SQM	€9 756.00/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

€2 000 000 on Aug 26, 2025

