

4 Bedroom House for Sale in Pyla, Larnaca District

This four-bedroom villa is located within a gated residential complex in the Dhekelia area of Larnaca, positioned just 30 to 50 meters from the seafront. The location offers direct access to the beach and presents a high potential for rental income due to its proximity to the coastline. The villa features a total covered area of approximately 160 m², with an additional 30 m² of balcony space. The layout includes a separate kitchen, a living room, one full bathroom, two shower rooms, one guest toilet, and an outdoor shower. The property is also equipped with a diesel heating system. Set on a plot of around 450 m², the villa is available for individual purchase. Title deeds a...



Property Info

Covered Area	190
Covered Veranda	30
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **450**

Additional info

Reference Number	B282-1
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

Location

Location: Pyla Region: **Larnaca**
Coordinates: **34.9743 / 33.68011**

Price: €740 000 + VAT

VAT for this property is **€58,811** or **€140,600**. 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	~€26 200.00	Common expenses	None
		Price per SQM	€3 895.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€740 000 on Aug 26, 2025







