

## 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 m<sup>2</sup>, with an additional 30 m<sup>2</sup> 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 m<sup>2</sup>, the villa is available for individual purchase. Title deeds a...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>190</b>	Reference Number
Covered Veranda	<b>30</b>	Property type
Floor Number	<b>1</b>	Condition
Total Number of Floors	<b>1</b>	Bathrooms

Amenities	Location
	<b>Location:</b> Pyla      Region: <b>Larnaca</b> Coordinates: <b>34.9743 / 33.68011</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€26 200.00</b> <b>€3 895.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€740 000 on Aug 26, 2025







