

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		Plot / Area Info		Additional info	
Covered Area	190			Reference Number	B282-1
Covered Veranda	30	Plot area 450	450	Property type	House
Floor Number	1		450	Condition	Pre-Owned
Total Number of Floors	1			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

Price per SQM €3 895.00/m²

Common expenses None

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: +35725314237, +35797977765

Price change history

€740 000 on Aug 26, 2025





























