

## 3 Bedroom House for Sale in Pyla, Larnaca District

Exquisite villa for sale in the tourist area of Pyla, Larnaca. With 3 modern bedrooms and 3 luxurious bathrooms. The Italian built-in kitchen blends harmoniously with the guest room, creating a wonderful space. The comfort level is supported by modern amenities such as air conditioning, double glazing, and an external window shading system that provides comfort in any weather. Underfloor heating gives an extra cozy feeling, especially on cool winter days. The house is also equipped with a Smart Home system, which allows you to control lighting, heating and security using a smartphone. The water pressure system provides reliable access to water, and photovoltaic panels reduce energy consum...

### Property Info

Covered Area	<b>350</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>173655</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**

## Price: €760 000 + VAT

VAT for this property is **€98,800** or **€144,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 171.00/m²</b>		

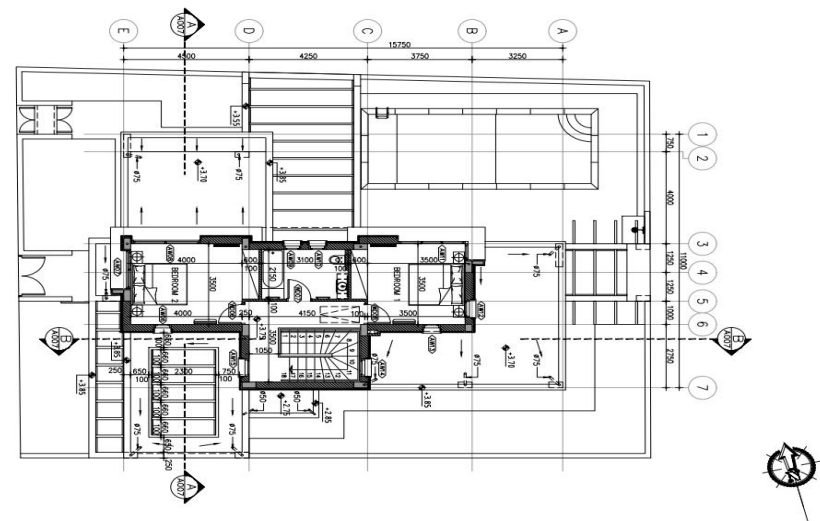
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

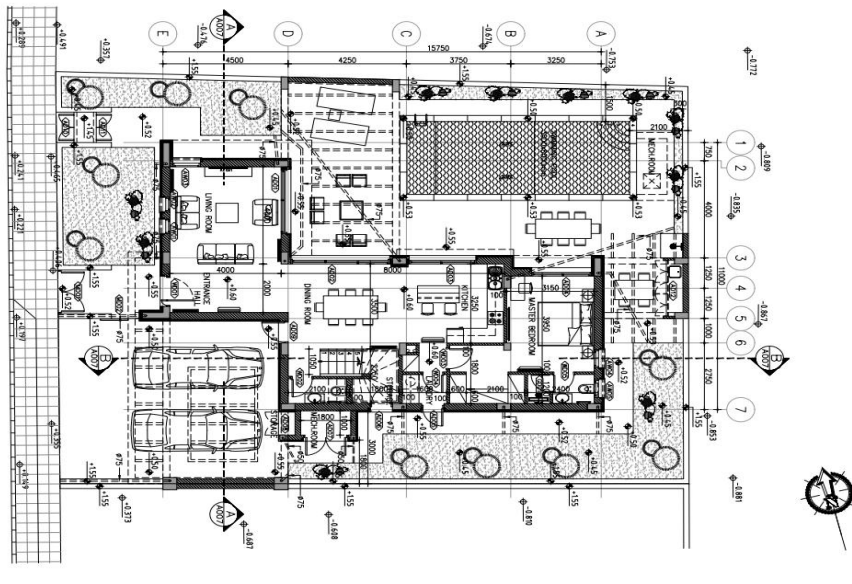
## Price change history

€760 000 on Aug 27, 2025

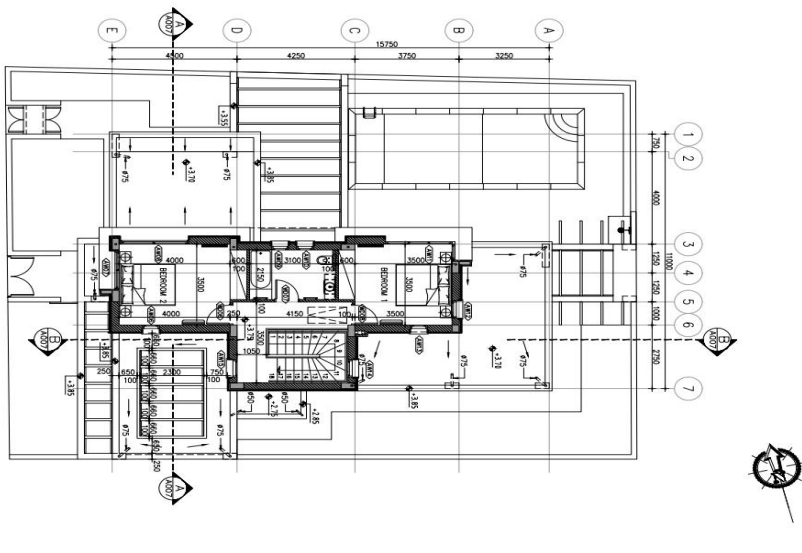




HOUSE CAMELIA - FIRST FLOOR PLAN



HOUSE CAMELIA - GROUND FLOOR PLAN



HOUSE CAMELIA - FIRST FLOOR PLAN  
SCALE 1:100

