

4 Bedroom House for Sale in Pyla, Larnaca District

This modern four-bedroom villa offers contemporary luxury just 430 meters from the pristine Blue Flag beaches along the Larnaca-Dekelia road. X
Designed across three levels, it combines elegant architecture with spacious interiors, premium finishes, and an ideal location for a refined coastal lifestyle.

The ground floor features an open-plan kitchen and living area, a guest WC, and a comfortable en-suite bedroom, perfect for guests or family. On the first floor, you'll find three additional en-suite bedrooms, including two master suites with walk-in closets, along with a convenient laundry room.

From this level, stairs lead to the expansive roof garden, complete with panor...

Property Info	Plot / Area Info	Additional info
Covered Area 234		Reference Number 9124
Covered Veranda 15	Plot area 611	Property type House
Uncovered Veranda 54	Parking Uncovered, Yes	Bathrooms 4
Total Number of Floors 3		View Sea view
Energy Efficiency A		

Amenities	Location	
• Roof Garden	Location: Pyla Coordinates: 34.976942158123 / 33.6790931366	Region: Larnaca

Price: €1 350 000 + VAT

VAT for this property is **€135,346** or **€256,500**. 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	~€50 600.00		
Title deed	Has Title	Price per SQM	€5 769.00/m²	Common expenses	None

Representative: RealDeal Estates

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Price change history

€1 350 000 on Sep 27, 2025



