


## 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. 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

Covered Area	<b>234</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>54</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>611</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>9124</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.976942158123 / 33.6790931366**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 769.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 350 000 on Sep 27, 2025



