

## 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		Plot / Area Info		Additional info	
Covered Area	234			Reference Number	9125
Covered Veranda	15	<b>5</b> 1 .			
Uncovered Veranda	54	Plot area	931	Property type	House
Total Number of Floors	3	Parking	Uncovered, Yes	Bathrooms	4
Energy Efficiency	A			View	Sea view

Amenities Location

• Roof Garden Region: Larnaca

Coordinates: 34.976942158123 / 33.6790931366



**Price: €1 580 000 + VAT** 

VAT for this property is €158,405 or €300,200. 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	~€ <b>59 800.00</b>	Common expenses	Nama
Title deed	Has Title	Price per SOM	€6 752.00/m²		None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 580 000 on Sep 27, 2025













