

## 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>931</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>9125</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: €1 580 000 + 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	<b>Excluded</b>	Title transfer fee	<b>~€59 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€6 752.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 580 000 on Sep 27, 2025







