

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 9126
Covered Veranda 15	Plot area 531	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: €1 280 000 + VAT

VAT for this property is **€128,328** or **€243,200**. 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	~€47 800.00		
Title deed	Has Title	Price per SQM	€5 470.00/m²	Common expenses	None

Representative: RealDeal Estates

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

Price change history

€1 280 000 on Sep 27, 2025



