

## 4 Bedroom House for Sale in Pyla, Larnaca District

For sale a spacious 4 bedroom villa at the off-plan stage in Pila, Larnaca. The villa offers modern amenities created especially for you. Due to its convenient location and excellent design, the villa offers an exceptional local lifestyle with significant potential for rental and increased investment. The living area is 190m<sup>2</sup>, 4 bathrooms /toilets, a spacious balcony, a large kitchen with an island. Plot of 635m<sup>2</sup>, private pool (extra) with bar and barbecue area. Covered parking for 2 cars and open parking for 2 more cars. Photovoltaic system. Complete software for villa automation, cameras and security systems. The villa is located in a new quiet area, a 2-minute drive from the highway le...

### Property Info

Covered Area **215**  
Furnishing **Unfurnished**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **179032**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **4**

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**

## Price: €670 000 + VAT

VAT for this property is **€61,858** or **€127,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 116.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€720 000 on Oct 1, 2025  
 €670 000 on Nov 8, 2025

