

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

For sale a spacious 4 bedroom villa at the off-plan stage in Pyla, 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 ie...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>215</b>			Reference Number	<b>179032</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>4</b>
<b>Amenities</b>		<b>Location</b>			
		<b>Location:</b> Pyla Region: <b>Larnaca</b>			

## 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 Price per SQM	<b>None</b> <b>€3 116.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€720 000 on Oct 1, 2025

€670 000 on Nov 8, 2025

