

## 6+ Bedroom House for Sale in Pyla, Larnaca District

This fully furnished luxury Mediterranean-style villa is located in Larnaca, in a well-maintained gated complex right on the beach. It is situated on a  large plot of 3000 sq.m., with a swimming pool and barbecue area, as well as a covered garage for several cars.

The ground floor offers a living room, dining room, office, guest room, guest bedrooms with en-suite bathrooms and the kitchen with access to a large covered veranda overlooking the sea and the sandy beach. On the ground floor there are also service rooms with a back kitchen, laundry room and a corridor with access to the garage.

On the first floor there are 4 bedrooms with en-suite bathrooms, dressing rooms, another ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>701</b>			Reference Number	<b>5263</b>
Covered Veranda	<b>106</b>			Property type	<b>House</b>
Uncovered Veranda	<b>87</b>	Plot area	<b>3000</b>	Condition	<b>Brand New</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Construction Year	<b>2001-2010</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
	<b>Location:</b> Pyla	Region: <b>Larnaca</b>
	Coordinates: <b>34.974014 / 33.682377</b>	

## Price: €6 500 000 + VAT

VAT for this property is **€1,040,278** or **€1,235,000**. 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>€9 272.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€6 500 000 on Oct 8, 2025













