


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 ...

Property Info

Covered Area	701
Covered Veranda	106
Uncovered Veranda	87
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	3000
Pool	Yes

Additional info

Reference Number	5263
Property type	House
Condition	Brand New
Construction Year	2001-2010
Bathrooms	5+

Amenities

Location

Location: Pyla Region: **Larnaca**
Coordinates: **34.974014 / 33.682377**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€9 272.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€6 500 000 on Oct 8, 2025

