

3 Bedroom House for Sale in Pyla, Larnaca District

New luxury development is located in Pyla, in a quiet area of Larnaca, next to the sandy Blue Flag beach, in close proximity to all infrastructure for a comfortable living – supermarkets, banks, pharmacies, shops. There is also easy access to the highway linking all major cities of Cyprus and the famous resorts of Ayia Napa and Protaras. ✖

The project is a gated complex consisting of 3-bedroom bungalows and detached houses. Most houses have private swimming pools and spacious gardens for the ultimate relaxation, outdoor dining and family entertainment. Each house has been designed in a contemporary style with high quality fittings and finishes, reflecting the premium class of th...

Property Info		Plot / Area Info		Additional info	
Covered Area	163			Reference Number	6022
Covered Veranda	27			Property type	House
Furnishing	Unfurnished	Plot area	307	Condition	Brand New
Energy Efficiency	A	Parking	Covered, Yes	Bathrooms	3
Heating	Underfloor Heating, Yes				

Amilities	Location	Region
• Parking	Location: Pyla Coordinates: 34.977614 / 33.679181	Larnaca

Price: €675 000 + VAT

VAT for this property is **€41,287** or **€128,250**. 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 Price per SQM	None €4 141.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€675 000 on Oct 8, 2025











