


## 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

Covered Area	<b>163</b>
Covered Veranda	<b>27</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>307</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6022</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pyla      Region: **Larnaca**  
Coordinates: **34.977614 / 33.679181**

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 141.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€675 000 on Oct 8, 2025





















