

## 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	<b>163</b>			Reference Number	<b>6022</b>
Covered Veranda	<b>27</b>			Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>307</b>	Condition	<b>Brand New</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				

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

## 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 Price per SQM	<b>None</b> <b>€4 141.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€675 000 on Oct 8, 2025











