

## 3 Bedroom House for Sale in Pyla, Larnaca District

These luxurious villas are nestled in a rapidly developing area of Pyla, just a short drive away from the sea and vibrant heart of Larnaca. 

Surrounded by newly built residences, these properties provide a serene and secure retreat, while remaining within easy reach of charming cafes, diverse restaurants, and a plethora of leisure and entertainment options.

Each villa is a masterpiece of modern architecture, featuring high-quality finishes that elevate both the interior and exterior. The striking facades are enhanced with natural stone accents and hardwood highlights, offering a sophisticated and timeless aesthetic. The private gardens are designed for ultimate relaxation, complete w...

### Property Info

Covered Area

**189**

Furnishing

**Unfurnished**

Energy Efficiency

**A**

Heating

**Autonomous Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**377**

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**9772**

Property type

**House**

Condition

**Brand New**

Bathrooms

**2**

### Amenities

#### Location

• Parking

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.975449 / 33.673915**

## Price: €699 000 + VAT

VAT for this property is **€55,143** or **€132,810**. 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>€3 698.00/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

€699 000 on Oct 8, 2025







