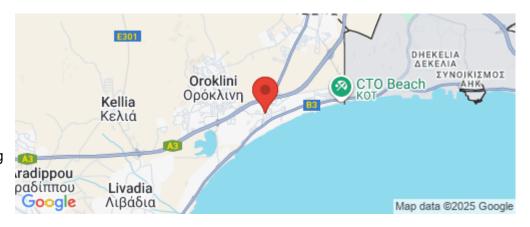


## 3 Bedroom House for Sale in Pyla, Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	189			Reference Number	9772
Furnishing	Unfurnished	Plot area	377	Reference Number	3112
•	_			Property type	House
Energy Efficiency	A	Pool	Yes	Condition	<b>Brand New</b>
Heating	Autonomous Heating, Yes	Parking	Covered, Yes	Condition	branu new
ricating	Autonomous neating, res	rarking	covered, res	Rathrooms	2

## **Amenities**

Air Conditioning

Parking

Location

**Location:** Pyla Region: Larnaca

Coordinates: 34.975449 / 33.673915

All rooms, Yes

Bathrooms



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.

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VAT Excluded

Title transfer fee None

Price per SQM €3 698.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€699 000 on Oct 8, 2025





















