

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

Reference ID: #SA31471 Price details: €700,000 A very cozy, well-built and thought-out to the smallest detail two-storey house in Pyla area, in Larnaca. It is situated in a convenient, quiet residential neighborhood, within easy proximity to all amenities, only 4-5 minutes' drive from the sea. 3-bedrooms + office room, which can also be used as another bedroom 2 bathrooms + 1 guest w/c The house has an internal area: 170 sq.m Covered verandas: 20 sq.m Plot size: 471 sq.m Parking for 4 cars The house is fully furnished and equipped [included in the price] Air conditioning in each room Under floor heating system [diesel] Big swimming pool [size: 11 x 5m] with sunbed and BBQ are...



### Property Info

Covered Area	<b>190</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>471</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31471</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Pyla  
**Coordinates:** **34.992818335351 / 33.681667476654**

Region: **Larnaca**

## Price: €700 000 + VAT

VAT for this property is **€55,632** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 684.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€700 000 on Oct 19, 2023





