

3 Bedroom House for Sale in Pyla, Larnaca District

Just five minutes from the beach, this exclusive villa complex in the serene area of Pyla, Larnaca, offers a perfect fusion of luxury, comfort, and coastal charm. Set in a peaceful environment, the location ensures easy access to Blue Flag beaches, green parks, fine dining, and vibrant entertainment venues. With convenient public transport links, commuting and daily travel become effortless.

Blending modern architecture with its natural surroundings, the development features five elegantly designed two-story villas, each with three spacious bedrooms. Thoughtfully crafted for both style and functionality, these homes boast open, light-filled interiors, premium finishes, and an inviti...



	Plot / Area Info		Additional info	
163				
22	Diat area	240 Covered, Yes	Reference Number	11706
Unfurnished			Property type	House
A	raiking		Bathrooms	2
	22	22 Plot area	163 22 Plot area 240	163 22 Unfurnished Parking Parking Powered. Yes Reference Number Property type

Amenities

Air Conditioning

• Parking Location: Pyla Region: Larnaca

All rooms, Yes

Location

Coordinates: 34.99927 / 33.68108



Price: €296 000 + VAT

VAT for this property is €18,105 or €56,240. 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 Excluded

Title transfer fee ~€8 440.00

Price per SQM €1 816.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926**

Price change history

€280 000 on Oct 8, 2025 €296 000 on Nov 1, 2025























