

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...



Property Info

Covered Area	163
Covered Veranda	22
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	240
Parking	Covered, Yes

Additional info

Reference Number	11706
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Pyla Region: **Larnaca**
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	Common expenses	None
		Price per SQM	€1 816.00/m²		

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





