

## 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      | <b>167</b>            |
| Covered Veranda   | <b>22</b>             |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>237</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>11708</b> |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

- Parking

### Location

**Location:** Pyla      Region: **Larnaca**  
**Coordinates:** **34.99927 / 33.68108**

## Price: €302 000 + VAT

VAT for this property is **€19,404** or **€57,380**. 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>~€8 680.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 808.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€286 000 on Oct 8, 2025  
 €302 000 on Nov 1, 2025







