

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

Discover an exclusive collection of luxury villas nestled in the charming village of Pyla, offering panoramic views in a serene residential area, just five minutes from the sea. Ideally positioned, the development provides effortless access to all essential amenities including shops, cafés, pharmacies, schools, restaurants, and the esteemed UCLan Cyprus University. Its convenient location combines the tranquility of village life with seamless connectivity to Larnaca city center and major motorways.

Each elegantly designed 4-bedroom villa is set on a spacious private plot, thoughtfully planned to offer both style and functionality. The interiors feature a modern open-plan kitchen, a...



<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>240</b>				
Covered Veranda	<b>40</b>	Plot area	<b>324</b>	Reference Number	<b>12421</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Pyla Region: <b>Larnaca</b> Coordinates: <b>34.998887 / 33.692936</b>	

## Price: €590 000 + VAT

VAT for this property is **€60,475** or **€112,100**. 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 Price per SQM	<b>None</b> <b>€2 458.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€590 000 on Oct 8, 2025





