

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

Reference ID: #SA31005 Price details: €846,000 +VAT Gated complex at a prime location with easy access to the highway and within walking distance to the beach. Private swimming pool included for each residence. PROPERTY FEATURES Energy efficiency rated A Outdoor pool Open-plan layout: living room & dining area Solar panels for water heating Water pressuring system Ensuite bedroom options Laundry room on ground floor Roof garden option Fireplace Wall-mounted toilets Marble staircases Local natural stone decoration on the exterior Covered parking ports BBQ area & bar features DEVELOPMENT AMENITIES Gated community Detached residences in spacious plots Landscaped gardens Easy access to highway Walking dis...



### Property Info

### Plot / Area Info

### Additional info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>317</b>         |
| Covered Veranda        | <b>N/A</b>         |
| Uncovered Veranda      | <b>N/A</b>         |
| Total Number of Floors | <b>2</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Heating                | <b>Yes</b>         |
| Air Conditioning       | <b>No</b>          |

|           |                     |
|-----------|---------------------|
| Plot area | <b>549</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA31005</b>   |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2025</b>      |
| Bathrooms         | <b>4</b>         |

### Amenities

### Location

- Storage room

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.977406902441 / 33.67713083109**

## Price: €846 000 + VAT

VAT for this property is **€104,696** or **€160,740**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 669.00/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

€728 000 on Oct 19, 2023

€846 000 on Apr 6, 2024





