

4 Bedroom House for Sale in Pyla, Larnaca District

Reference ID: #SA31005Price details: €846,000 +VATGated 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 FEATURESEnergy efficiency rated AOutdoor poolOpen-plan layout: living room & dining areaSolar panels for water heatingWater pressuring systemEnsuite bedroom optionsLaundry room on ground floorRoof garden optionFireplaceWall-mounted toiletsMarble staircasesLocal natural stone decoration on the exteriorCovered parking portsBBQ area & bar featuresDEVELOPMENT AMENITIESGated communityDetached residences in spacious plotsLandscaped gardensEasy access to highwayWalking dis...



Property Info

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

Plot / Area Info

Plot area	549
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	SA31005
Property type	House
Condition	Brand New
Construction Year	2025
Bathrooms	4

Amenities

- Storage room

Location

Location: Pyla  
Coordinates: 34.977406902441 / 33.67713083109

Region: Larnaca

## 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/m²</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>
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## Price change history

€728 000 on Oct 19, 2023  
 €846 000 on Apr 6, 2024







