

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

Reference ID: #SA31004 Price details: €603,000 +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

Covered Area	<b>230</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 Info

Plot area	<b>436</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31004</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **34.977406902441 / 33.67713083109**

**Price: €603 000 + VAT**

VAT for this property is **€59,513** or **€114,570**. 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>€2 622.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€547 000 on Oct 19, 2023

€603 000 on Apr 6, 2024





