

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

- 4 en-suite bedrooms
- 6 W/C
- Internal Area 218.5m<sup>2</sup>
- Covered Verandas 15.65m<sup>2</sup>
- Uncovered Verandas 54.9m<sup>2</sup>
- Roof garden 81.35m<sup>2</sup>
- Plot Area 611m<sup>2</sup>
- 2 Parking Spaces (1 covered, 1 uncovered)
- Laundry room
- Swimming Pool (optional)
- Photovoltaic Panels
- Provision for underfloor heating
- Class A energy efficiency

**Property Info**

Covered Area  
Heating

**219**  
**Central Heating, Yes**

**Plot / Area Info**

Plot area **611**  
Pool **Yes**  
Parking **Covered, Yes**

**Additional info**

Reference Number **14627**  
Property type **House**  
Condition **Brand New**

**Amenities**

- BBQ zone

**Location**

**Location:** Pyla  
**Coordinates:** **34.97331 / 33.674891**

Region: **Larnaca**

## Price: €1 350 000 + VAT

VAT for this property is **€127,048** or **€256,500**. 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<br>Price per SQM | <b>None</b><br><b>€6 164.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€1 350 000 on Oct 21, 2025





