

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

Luxury 4 bedroom villa for sale in a picturesque location with a swimming pool and a large garden with roses and fruit trees. The house has a garage with automatic gates. Professional kitchen. Gas heating. Russian TV. 7 plasma TV panels. Equipped area near the pool: barbecue area, hammocks, Playground, table football and billiards. 5 min drive to Golden fish beach, Palm Beach hotel, Lebay hotel, awarded blue flags, High way in 5 min. Bakeries, supermarket, restaurants and all infrastructure are within a 5-minute drive. Internet-high-speed fiber.

### Property Info

Covered Area	<b>300</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>186149</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Pyla Region: **Larnaca**

## Price: €550 000 + VAT

VAT for this property is **€66,000** or **€104,500**. 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	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 833.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€550 000 on Nov 6, 2025

