

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

Three Bedroom Detached Villa For Sale In Pyla, Larnaca - Title Deeds Available  A new development consisting of just 19 individual villas in the well sought area of Pyla. The area of Pyla offers a quieter environment compared to the city that is at the same time easily accessible and only a 10 minutes drive away. Close to schools and the University of Central Lancashire, Cyprus - UCLAN - Master bedroom with ensuite facilities and fitted wardrobes - 2 Bedrooms with fitted wardrobes - Open plan living - lounge - dining - kitchen area - Family bathroom - Guest WC - Air conditioning unit...

### Property Info      Plot / Area Info

Covered Area **170**

### Additional info

Reference Number **rox003r3/v6**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Pyla

Region: **Larnaca**

Coordinates: **35.016667 / 33.683333**

## Price: €555 000 + VAT

VAT for this property is **€36,891** or **€105,450**. 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>~€18 800.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 265.00/m<sup>2</sup></b>	Common expenses	<b>None</b>

## Representative: Emerald Property Consultants

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## Price change history

€555 000 on Nov 11, 2025









