

### 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

#### Additional info

Covered Area **190**

Reference Number **rox003r3/v6**

Property type **House**

Condition **Pre-Owned**

Bathrooms **2**

#### Amenities

#### Location

**Location:** Pyla

Region: **Larnaca**

Coordinates: **35.016667 / 33.683333**

## Price: €590 000 + VAT

VAT for this property is **€46,889** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 105.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€555 000 on Nov 11, 2025

€590 000 on Mar 15, 2026









