

4 Bedroom House for Sale in Pyla, Larnaca District

Experience modern comfort and elegance in this luxurious new villa, located in the peaceful and well-established village of Pyla on the outskirts of Larnaca. Set on a generous plot, the property seamlessly combines sophisticated architecture, high-end facilities, and the relaxed Mediterranean lifestyle.



Offering 190 m² of living space, the villa features four bedrooms, four bathrooms, and a roof terrace overlooking the pool, providing ample room for families, discerning homeowners, or investors seeking both long-term capital growth and rental potential.

Every detail has been carefully considered, creating an atmosphere of tranquility and refined living. Expansive windows fill...

Property Info

Covered Area	110
Covered Veranda	20
Uncovered Veranda	27
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	634
Pool	Yes

Additional info

Reference Number	15556
Property type	House
Bathrooms	3

Amenities

Location

Location: Pyla Region: **Larnaca**
Coordinates: **34.991156 / 33.676537**

Price: €670 000 + VAT

VAT for this property is **€33,500** or **€127,300**. 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	Excluded	Title transfer fee	~€23 400.00	Common expenses	None
		Price per SQM	€6 091.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€670 000 on Dec 4, 2025



