

## 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 m<sup>2</sup> 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	Plot / Area Info	Additional info	
Covered Area	<b>110</b>		
Covered Veranda	<b>20</b>		
Uncovered Veranda	<b>27</b>	Plot area	<b>634</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>
Energy Efficiency	<b>A</b>		
Air Conditioning	<b>All rooms, Yes</b>	Reference Number	<b>15556</b>
		Property type	<b>House</b>
		Bathrooms	<b>3</b>

Amenities	Location
	<b>Location:</b> Pyla
	Region: <b>Larnaca</b>
	Coordinates: <b>34.991156 / 33.676537</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€23 400.00</b> <b>€6 091.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€670 000 on Dec 4, 2025



