

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

Discover this exceptional residence set in one of Larnaca's most tranquil and family-oriented neighbourhoods – Pyla. Lovingly maintained and thoughtfully upgraded, this 4-bedroom, 3-bathroom home offers superb comfort, modern features, and enduring build quality. Inside, the property impresses with its generous layout, warm and inviting interior climate, and high-standard construction that includes granite finishes, PVC windows with shutters, and a full ventilation system. A diesel boiler supports both underfloor heating and hot water, ensuring optimal living conditions in every season. The home is further enhanced by a 7 kW photovoltaic system and solar-powered garden lighting,...



### Property Info

Covered Area	<b>240</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>471</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>15672</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Pyla                      Region: **Larnaca**  
Coordinates: **34.992834 / 33.681722**

## Price: €620 000 + VAT

VAT for this property is **€63,550** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 583.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€620 000 on Dec 16, 2025









