



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		Plot / Area Info		Additional info	
Covered Area	240			Reference Number	15672
Furnishing	Furnished	Plot area	471	Property type	House
Heating	Autonomous Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Construction Year	2001-2010
				Bathrooms	2

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

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	Excluded	Title transfer fee	~€21 400.00	Common expenses	None
		Price per SQM	€2 583.00/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

€620 000 on Dec 16, 2025





