



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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€21 400.00 | Common expenses | None |
| | | Price per SQM | €2 583.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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Price change history

€620 000 on Dec 16, 2025





