

3 Bedroom House for Sale in Pyla, Larnaca District

Modern 3 bedroom villa for sale in the area of Pyla, Larnaca. The villa is located on a spacious plot of over 330 m2 and offers a thoughtful layout with an emphasis on comfort and lifestyle. The ground floor is an open space combining a kitchen, a dining room and a living room, with access to a covered veranda, a private garden, a barbecue area, a swimming pool and an outdoor shower. There is also a guest bathroom, two covered parking spaces and an outdoor storage room. On the second floor there are three spacious bedrooms, including a master bedroom with a bathroom and access to a balcony overlooking the garden. Additionally, there is an office with natural light and a large roof terrace,...

Property Info

Covered Area **224**
Furnishing **Unfurnished**
Energy Efficiency **A**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **193738**
Property type **House**
Condition **Under Construction**
Bathrooms **2**

Amenities

Location

Location: Pyla Region: **Larnaca**

Price: €700 000 + VAT

VAT for this property is **€67,375** or **€133,000**. 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 | None | Common expenses | None |
| | | Price per SQM | €3 125.00/m² | | |

Representative: DOM Real Estate

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|---------------------|--------------|------------|------------------------|
| Registration number | 397 | Email | info@dom.com.cy |
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Price change history

€650 000 on Dec 17, 2025
 €700 000 on Jan 23, 2026



