

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

Exquisite villa for sale in the tourist area of Pyla, Larnaca. With 3 modern bedrooms and 3 luxurious bathrooms. The Italian built-in kitchen blends harmoniously with the guest room, creating a wonderful space. The comfort level is supported by modern amenities such as air conditioning, double glazing, and an external window shading system that provides comfort in any weather. Underfloor heating gives an extra cozy feeling, especially on cool winter days. The house is also equipped with a Smart Home system, which allows you to control lighting, heating and security using a smartphone. The water pressure system provides reliable access to water, and photovoltaic panels reduce energy consum...

#### Property Info

Covered Area **250**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **196894**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Pyla Region: **Larnaca**

## Price: €789 000 + VAT

VAT for this property is **€83,634** or **€149,910**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 156.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€849 000 on Jan 13, 2026  
 €789 000 on May 14, 2026



