

3 Bedroom House for Sale in Pyla, Larnaca District

Villa for sale in Pyla, uniquely positioned at the highest point of the village with uninterrupted panoramic views over Pyla, the sea, the port of Larnaca, and surrounding mountains. This exceptional residence offers modern comfort, quality finishes, and a lifestyle of elegance and privacy. The villa spans approximately 190 sqm across three levels and features a covered underground parking area with direct elevator access to all floors. The outdoor area includes an infinity pool, BBQ area with poolside shower, expansive verandas, and beautifully landscaped pathways. Inside, the open-plan layout includes a contemporary kitchen, living and dining areas, and a cozy fireplace. T... X

Property Info		Plot / Area Info		Additional info	
Covered Area	190	Plot area	388	Reference Number	241584
Energy Efficiency	A	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Construction Year	2028
				Bathrooms	3
Amenities		Location			
• Parking		Location: Pyla		Region: Larnaca	
		Coordinates: 35.0134077 / 33.6922186			

Price: €815 000 + VAT

VAT for this property is **€64,771** or **€154,850**. 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 Price per SQM	~€29 200.00 €4 289.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€815 000 on Jan 16, 2026







