

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

Well-appointed semi-detached 2-bedroom house with private swimming pool. Built in 2001 and located in a quiet cul-de-sac in the Pyla touristic area, just 780 meters (15 minutes' walk) from the beach and local restaurants.

The ground floor features a spacious living room opening onto an east-facing terrace, a guest WC, and a large fully equipped kitchen-diner with direct access to the covered rear patio and pool area. The outdoor space includes a shaded dining area and an 8m x 4m pool, with the pool pump powered by solar energy for reduced running costs

Upstairs are two double bedrooms with fitted wardrobes, one with a south-facing balcony and the other overlooking the pool, a...

### Property Info

Covered Area	<b>99</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>241669</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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	<b>Excluded</b>	Title transfer fee	<b>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 232.00/m²</b>		

## Representative: MySpace

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## Price change history

€320 000 on Jan 20, 2026







