

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

For sale 3 bedroom villa with mountain and sea views in Pyla, Larnaca. The blue flag beach is just 2km away. The villa includes a private swimming pool, covered parking space, smart system, music system for home and garden, photovoltaic panel system and heating. Convenient access to the highway to Limassol, Nicosia and Ayia Napa. A 15-minute drive to the center of Larnaca.

#### 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 **203335**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €575 000 + VAT

VAT for this property is **€60,950** or **€109,250**. 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>€2 300.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€575 000 on Feb 14, 2026

