

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

The 3-bedroom villa at Pyla Hills is located in the most elevated and desirable area of Pyla, just 1500 meters from the sea, offering breathtaking views of the sea, mountains, and the city of Larnaca. This modern smart home is built with top-quality A+ materials and designed for luxury, comfort, and energy efficiency. The villa features three spacious bedrooms and three elegant bathrooms, covering a total area of 230 square meters, including 190 square meters of internal covered space, a 21-square-meter covered veranda, 20 square meters of private parking, and a 60-square-meter roof garden. The private rooftop garden of 60 square meters includes a jacuzzi, providing the perfect setting to...

#### Property Info

Covered Area	<b>230</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>324</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>243091</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

## Price: €615 000 + VAT

VAT for this property is **€60,698** or **€116,850**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 674.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€615 000 on Mar 11, 2026





