

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

Ultra-Modern, 3-Bedroom Villa with Private Pool for Sale in Pyla area, Larnaca. The property is situated in a quiet, residential. Essential amenities and the highway is at a close distance. Larnaca town is 15-minute drive away and the sea is 5-minute drive away.



Two-storey villa for sale in Larnaca, Pyla area. The ground floor consists of an open plan kitchen-, living-dining area and guest wc. The first floor consists of 3 bedrooms- master is en suite (shower) and a main bathroom. Moreover, on the top there is roof garden, ideal for relaxation and entertaining. Externally, the residence enjoys private pool, garden and covered parking.

The house has living areas of 140 sqm...

#### Property Info

Covered Area **140**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **320**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **55285**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Pyla Region: **Larnaca**  
Coordinates: **34.990250523407 / 33.677570797696**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>€2 964.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€415 000 on Mar 12, 2026







