

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

A four-bedroom villa is for sale in the Pyla area of Larnaca, situated on a 350 m<sup>2</sup> plot, just 2400 meters from the sea. The total covered area is 180 m<sup>2</sup>, with 160 m<sup>2</sup> of internal living space. Built in 2007, the house is fully ready for occupancy. It features three bathrooms, a storage room, a communal swimming pool, furniture, household appliances, air conditioning, parking, and has title deeds. The property has an energy efficiency rating of class B.

### Property Info

Covered Area **180**  
 Furnishing **Furnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **213117**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

#### Location

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

## Price: €365 000 + VAT

VAT for this property is **€26,767** or **€69,350**. 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>~€11 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 028.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€365 000 on Apr 25, 2026



