


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

4 Bedroom Semi Detached Villa For Sale in Pyla with Land Deeds  Discover a charming 4-bedroom residence in the sought after area of Pyla, offering an ideal blend of comfort, convenience, and serene living. Located just 2 km from the coastline and only a 15-minute drive to Larnaca town, this property enjoys easy access to the motorway connecting Larnaca, Ayia Napa, and Nicosia. Positioned along the Pyla Oroklini road, the home sits in a quiet and well-connected neighbourhood, close to essential amenities, public transport, sporting facilities, and the UClan University. This inviting two storey home, built in 2008, features an internal covered area of 130 m2. The groun...

### Property Info

### Plot / Area Info

Covered Area **130**

### Additional info

Reference Number **epcc6013**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### Amenities

### Location

**Location:** Pyla

Region: **Larnaca**

Coordinates: **35.0051 / 33.6916**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 923.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€250 000 on May 1, 2026







