

## 2 Bedroom Apartment for Sale in Pyla, Larnaca District

This 2 bedroom apartment is nestled amongst the golden corn fields in Pyla Village. It offers a peaceful retreat just a 20 minute drive from Europe's awarded best beach, Nissi Beach. The apartment benefits from easy access to the island's motorway network and is only a 20 minute drive to Larnaca City Centre and Larnaca International Airport, making it an ideal holiday home or investment opportunity with a very high expected rental income return. ✖

### Development Features:

- Gated Development
- Covered Parking
- Swimming Pool
- Pool Bar
- Gym

### Property Info

Covered Area	<b>76</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>1723</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Elevator

### Location

**Location:** Pyla  
**Region:** Larnaca  
**Coordinates:** **35.008194 / 33.693111**

## Price: €253 680 + VAT

VAT for this property is **€12,684** or **€48,199**. 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>€3 338.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€253 680 on Dec 14, 2023



