

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

This 2 bedroom apartment is located amongst the golden corn fields in Pyla Village, offering a peaceful retreat just a 20 minute drive from Europe's awarded best Beach "Nissi Beach". It benefits from easy access to the island's motorway network and is only a 20 minute drive to Larnaca City Centre & Larnaca International airport, making it ideal for holidays or investment with a very high expected rental income return. The apartment is part of a gated development and includes covered parking, a swimming pool, pool bar, and gym for your convenience and enjoyment.

### Property Info

Covered Area **75**  
 Covered Veranda **11**  
 Floor Number **2**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **1724**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2025**

### Amenities

- Elevator

### Location

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

## Price: €250 320 + VAT

VAT for this property is **€12,516** or **€47,561**. 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/m²</b>		

## Representative: MySpace

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## Price change history

€250 320 on Dec 14, 2023





