


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

This unique development is located in Pyla, Larnaka next to the main academic site of UCLan Cyprus. With the completion and delivery of Phase 1,  the project has been highly sought after and the demand for accommodation has risen. It includes 206 units and features studio, one and two bedroom apartments, a pool, open gym area, underground parking, spacious main living areas, green areas and many more facilities.

The practicality of the location offers easy access to Larnaka International Airport, the main motorway system that links Larnaka to other major cities, as well as a variety of local amenities such as pharmacies, banks, supermarkets, shops and nightlife in the centre o...

### Property Info

Covered Area	<b>76</b>
Covered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
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### Additional info

Reference Number	<b>1973</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

- Elevator

### Location

**Location:** Pyla      Region: **Larnaca**  
Coordinates: **35.007889 / 33.694611**

## 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/m²</b>		

## Representative: MySpace

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## Price change history

€253 680 on Dec 14, 2023























