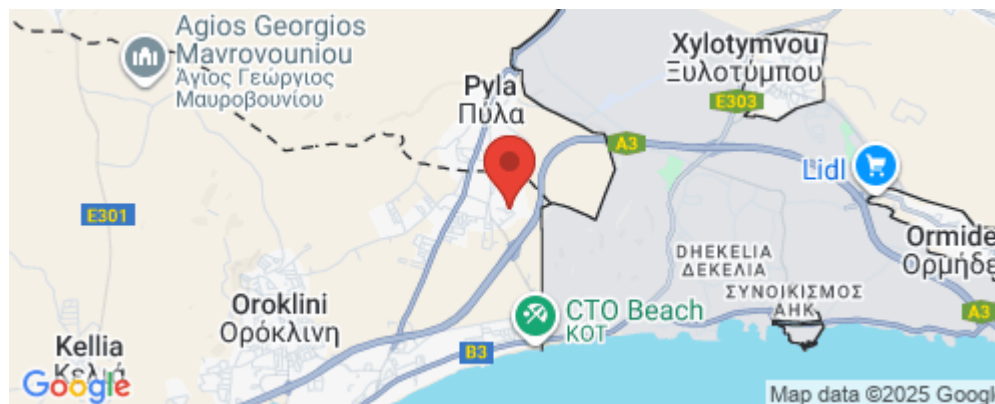


## 1 Bedroom Apartment for Sale in Pyla, Larnaca District

Explore this modern, eco-friendly, and energy-efficient apartment 1 bedroom located in the quiet, rapidly developing neighbourhood of Pyla in Larnaca. Situated close to major highways and beautiful blue-flag beaches, the development offers the convenience of easy access to the main urban attractions and amenities, including private schools, sports clubs, restaurants, cafes, and supermarkets.

The cosy and comfortable 1-3 bedroom apartments are designed with a carefully planned layout that ensures the utmost privacy for residents while keeping common areas to a minimum. The complex is secure with gated access, and there's an option for setting up video surveillance systems to en...



### Property Info      Plot / Area Info

Covered Area **54**

### Additional info

Reference Number **99511**

Property type **Apartment**

Condition **Brand New**

Construction Year **2026**

Bathrooms **1**

### Amenities

### Location

**Location:** Pyla

Region: **Larnaca**

Coordinates: **34.9979 / 33.6953**

**Price: €178 850 + VAT**

VAT for this property is **€8,943** or **€33,982**. 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>€3 312.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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**Price change history**

€220 000 on Mar 9, 2024  
€242 000 on May 15, 2024  
€266 200 on Oct 20, 2024  
€178 850 on Jan 10, 2025

