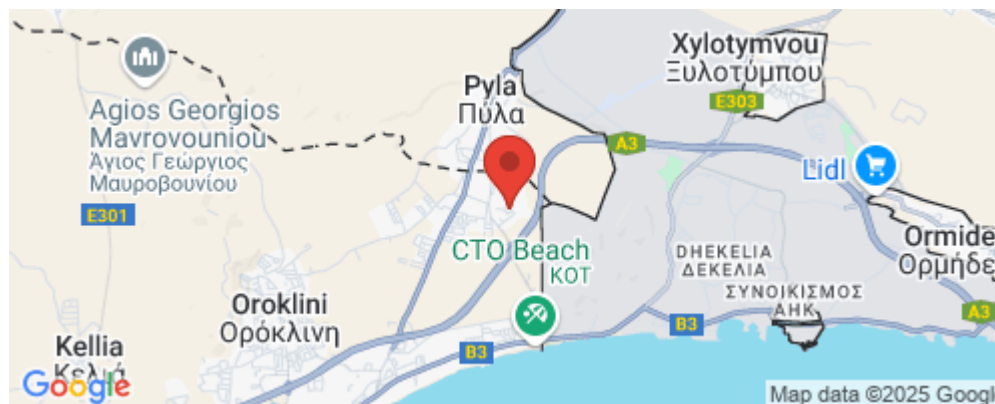


## 1 Bedroom Apartment for Sale in Pyla, Larnaca District

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 **2024**  
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**

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

**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

