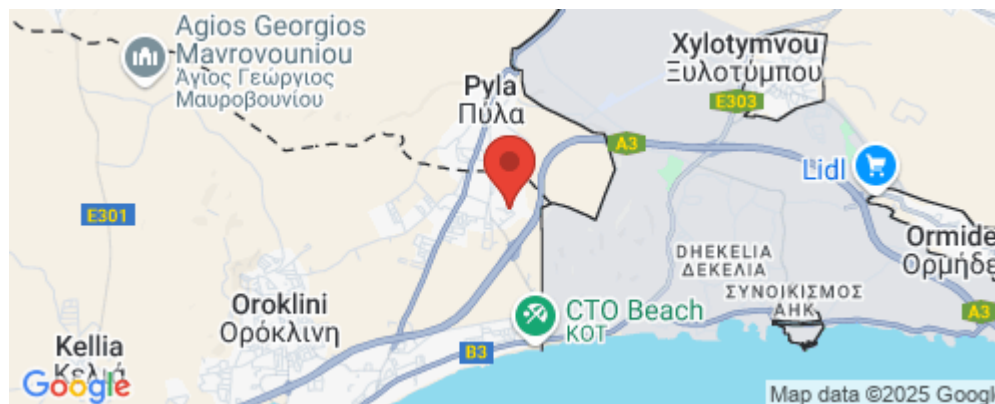


## 2 Bedroom Apartment for Sale in Pyla, Larnaca District

Explore this modern, eco-friendly, and energy-efficient apartment complex 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 enha...



### Property Info Plot / Area Info

Covered Area **90**

### Additional info

Reference Number **99518**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2024**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **34.9979 / 33.6953**

## Price: €296 400 + VAT

VAT for this property is **€14,820** or **€56,316**. 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>€3 293.00/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>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€350 000 on Mar 9, 2024  
€385 000 on May 15, 2024  
€423 500 on Oct 20, 2024  
€296 400 on Jan 10, 2025

