

## 9,072m<sup>2</sup> Plot for Sale in Pyla, Larnaca District

Residential Land for sale in Pyla area, in Larnaca Town. Close to all amenities including schools, supermarket, banks, shops, restaurants etc. Just a short drive to Larnaca Town Centre, the beach and Larnaca International Airport.

Plot of 9072 sq. m with 60% building density and 35% land coverage, zone H3. Land has a regular shaped even land surface. The plot has public road access and can build two floors houses.

The property has very good access to the neighboring communities and the sea.

Title Deed Available.

| Property Info | Plot / Area Info | Additional info  |                       |
|---------------|------------------|------------------|-----------------------|
|               |                  | Reference Number | <b>40294</b>          |
| Plot area     | <b>9072</b>      | Property type    | <b>Land and Plots</b> |
|               |                  | Condition        | <b>Pre-Owned</b>      |

| Amenities | Location   |                        |
|-----------|--|------------------------|
|           | <b>Location:</b> Pyla<br>Coordinates: <b>35.011185281599 / 33.698273084743</b> | Region: <b>Larnaca</b> |

**Price: €850 000 + VAT**

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€30 600.00</b><br><b>€94.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

**Representative: Kalogirou Real Estate**

|                            |              |            |                                    |
|----------------------------|--------------|------------|------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogiourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                         |
| Phone: <b>+35724003723</b> |              |            |                                    |

**Price change history**

€850 000 on Aug 9, 2024

