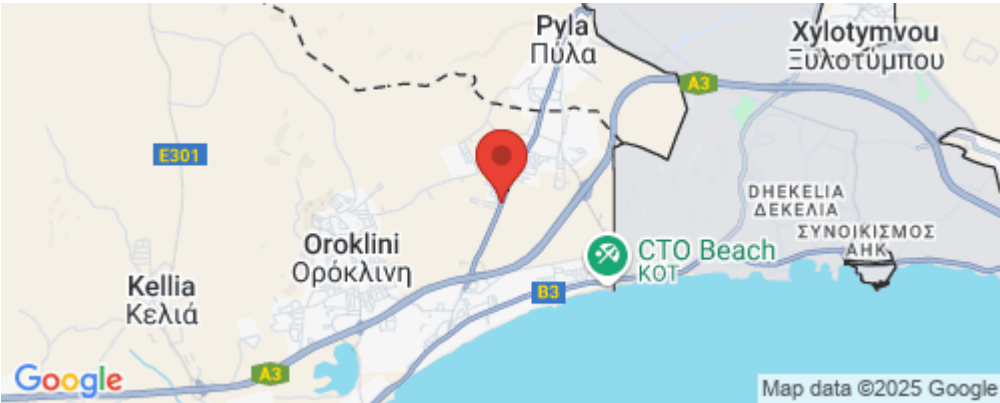


2 Bedroom House for Sale in Pyla, Larnaca District

overy, Two Bedroom House for Sale in Pyla area, Larnaca. Just 1 km far from sea and 12-minute drive to Larnaca town. Close to amenities, bus service and a variety of sporting and entertainment facilities. Easy access to Larnaca, Ayia Napa, Nicosia motorway and 1,5 km southwest of Uclan University.



House for sale in Larnaca Town, Pyla area. The ground floor consists of an open plan kitchen with sitting area and a guest’s toilet. On the upper floor there are two bedrooms and one common bathroom with wc. Externally there is a garden.

Title Deed Available

Extra: Covered parking, A/C, Garden, Photovoltaic Solar Panel.

| Property Info    |  | Plot / Area Info |                 | Additional info  |           |
|------------------|--|------------------|-----------------|------------------|-----------|
| Covered Area     | 89   | Parking          | Covered, Yes    | Reference Number | 42166     |
| Furnishing       | Furnished                                      |                  |                 | Property type    | House     |
| Air Conditioning | All rooms, Yes                                 |                  |                 | Condition        | Pre-Owned |
|                  |  |                  |                 | Bathrooms        | 1         |
| Amenities        |  | Location         |                 |                  |           |
| • Guest WC       | Location: Pyla                                 |                  | Region: Larnaca |                  |           |
|                  | Coordinates: 34.990239861996 / 33.681511327786 |                  |                 |                  |           |

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 528.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

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

## Price change history

€225 000 on Aug 9, 2024









