

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

This 1 bedroom penthouse in Pyla, Larnaca is perfectly located in a fast-developing area of the Larnaca district, close to the highway. It is conveniently situated 17 km from Larnaca Airport, 2 km from the public beach, 11.5 km from University UCLan, and 13 km from Larnaca city centre. The penthouse features modern certified ecological construction materials provided by our partners, with an emphasis on mold and noise protection, insulation, and external aesthetics, ensuring a high quality of everyday life. The property is scheduled for delivery in September 2024.



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>57</b>			Reference Number	<b>5444</b>
Covered Veranda	<b>5</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	<b>Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>1</b>

Amenities	Location	Region:
• Elevator	<b>Location:</b> Pyla Coordinates: <b>34.996680859185 / 33.693732890634</b>	<b>Larnaca</b>

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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 Price per SQM	<b>None</b> <b>€3 070.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€175 000 on Sep 10, 2024



**First floor**



**Ground floor**

