

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

- 2 bedrooms
- 2 W/C
- Internal Area 75.30m<sup>2</sup>
- Covered Verandas 27.10m<sup>2</sup>
- Roof Garden 29.10m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Gym
- Playground
- Four-minute drive to the beach



| <b>Property Info</b> |           | <b>Plot / Area Info</b>                     |                     | <b>Additional info</b> |                  |
|----------------------|-----------|---|---------------------|------------------------|------------------|
| Covered Area         | <b>75</b> | Pool  | <b>Yes</b>          | Reference Number       | <b>8199</b>      |
|                      |           | Parking                                     | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |           |   |                     |                        | <b>Brand New</b> |
|                      |           |   |                     |                        | <b>2</b>         |
| <b>Amenities</b>     |           | <b>Location</b>                             |                     |                        |                  |
| • Gym                |           | <b>Location:</b> Pyla                       |                     | Region: <b>Larnaca</b> |                  |
|                      |           | Coordinates: <b>35.0134077 / 33.6922186</b> |                     |                        |                  |

## Price: €303 673 + VAT

VAT for this property is **€15,184** or **€57,698**. 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<br>Price per SQM | <b>None</b><br><b>€4 049.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€303 673 on Oct 15, 2024





## 2 BED ROOM

1 BDR 2 BDR 98 sqm

TYPE 1



TYPE 2

## 1 BED ROOM

1 BDR 1 BDR 66 sqm

TYPE 1



TYPE 2

## 3 BED ROOM

3 BDR 3 BDR 129 sqm

TYPE 1



TYPE 2