

## 1,088m<sup>2</sup> Plot for Sale in Pyla, Larnaca District

Two partially adjacent residential lands in Pyla Area, Larnaca. Close to all amenities including schools, supermarket, banks, shops, restaurants etc. Is just 2 km from the beach and enjoys good access to the motorway and to all necessary amenities and services. In addition, the tourist area of Dekeleia is also a short drive away. X

Land of 1.088 sq. m. for sale in Pyla, Larnaca. It lies within residential Town Planning Zone H1 which allows for the development of a two/three-storey building with a building density of 120% and coverage of 70%. Within the properties there are buildings which are considered economically and physically obsolete.

Title deed available.

| Property Info | Plot / Area Info | Additional info  |                       |
|---------------|------------------|------------------|-----------------------|
|               |                  | Reference Number | <b>43515</b>          |
| Plot area     | <b>1088</b>      | Property type    | <b>Land and Plots</b> |
|               |                  | Condition        | <b>Pre-Owned</b>      |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Pyla                                 |
|           | Coordinates: <b>35.015604789941 / 33.694302755066</b> |

**Price: €65 000 + VAT**

|     |                 |                                     |  |                 |             |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€975.00</b><br><b>€60.00/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**

€67 000 on Nov 16, 2024

€65 000 on Mar 1, 2025

