

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

Stunning Ground Floor, Two Bedroom Apartment for Sale in Pyla area, Larnaca. The property is located in an exclusive residential developed complex that redefines contemporary living in the serene and highly sought-after area of Pyla, Larnaca. Designed to blend modern architectural elegance with a peaceful Mediterranean lifestyle, this project offers a perfect combination of comfort, luxury, and sustainability.

Strategically located in Pyla, one of Larnaca's most prestigious residential areas, this apartments' complex provides an ideal balance between tranquility and accessibility. Just a short 20-minute drive from the vibrant resort town of Ayia Napa and Larnaca International Ai... X

| Property Info                                 |                       | Plot / Area Info      |                     | Additional info        |                  |
|---|-----------------------|-----------------------|---------------------|------------------------|------------------|
| Covered Area                                  | <b>76</b>             | Pool                  | <b>Yes</b>          | Reference Number       | <b>50809</b>     |
| Air Conditioning                              | <b>All rooms, Yes</b> | Parking               | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|   |                       |                       |                     | Condition              | <b>Brand New</b> |
|   |                       |                       |                     | Bathrooms              | <b>2</b>         |
| Amenities                                     |                       | Location              |                     |                        |                  |
| • Garden                                      |                       | <b>Location:</b> Pyla |                     | Region: <b>Larnaca</b> |                  |
| Coordinates: <b>34.99677563 / 33.68025779</b> |                       |                       |                     |                        |                  |

## Price: €300 860 + VAT

VAT for this property is **€15,043** or **€57,163**. 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>€3 959.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

## Price change history

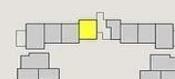
€300 860 on Mar 7, 2025







GROUND FLOOR PLAN - FLAT 7



| FLAT 7          |         | 2 Bedrooms |
|-----------------|---------|------------|
| Area (Enclosed) | 76 sqm  |            |
| Covered         | 20 sqm  |            |
| Uncovered       | 34 sqm  |            |
| Garden          | 43 sqm  |            |
| Total Area      | 173 sqm |            |

