

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

Lovely Ground Floor, Three 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...



#### Property Info

Covered Area  
Air Conditioning

**95**  
**All rooms, Yes**

#### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**50812**  
**Apartment**  
**Brand New**  
**2**

#### Amenities

- Balcony

#### Location

**Location:** Pyla  
Coordinates: **34.99677563 / 33.68025779**

Region: **Larnaca**

## Price: €345 600 + VAT

VAT for this property is **€17,280** or **€65,664**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 638.00/m<sup>2</sup></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

€345 600 on Mar 7, 2025







  
**GROUND FLOOR PLAN - FLAT 12**



FLAT 12	3 Bedrooms
Area (Enclosed)	95 sqm
Covered	13 sqm
Uncovered	20 sqm
Garden	0 sqm
<b>Total Area</b>	<b>128 sqm</b>