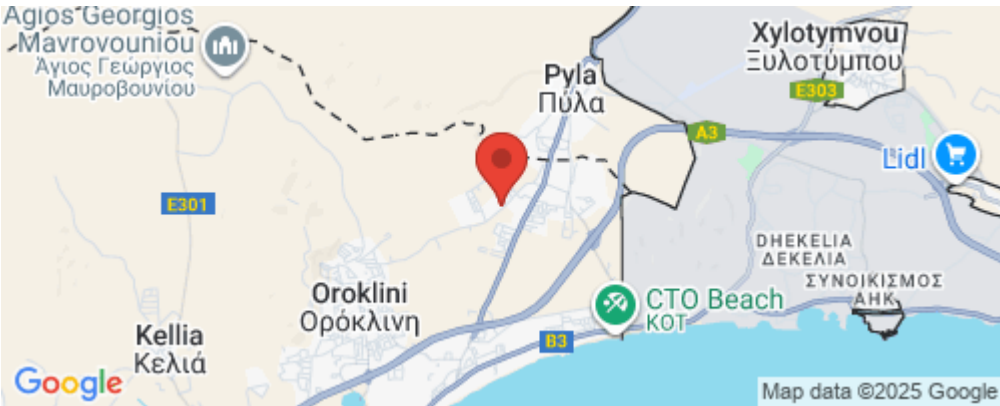


2 Bedroom Apartment for Sale in Pyla, Larnaca District

Amazing 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 Airport, this as...

| Property Info    |                | Plot / Area Info                       |              | Additional info  |           |
|------------------|----------------|----------------------------------------|--------------|------------------|-----------|
| Covered Area     | 76             | Pool                                   | Yes          | Reference Number | 50821     |
| Air Conditioning | All rooms, Yes | Parking                                | Covered, Yes | Property type    | Apartment |
|                  |                |                                        |              | Condition        | Brand New |
|                  |                |                                        |              | Bathrooms        | 2         |
| Amenities        |                | Location                               |              |                  |           |
| • Guest WC       |                | Location: Pyla                         |              | Region: Larnaca  |           |
|                  |                | Coordinates: 34.99677563 / 33.68025779 |              |                  |           |

**Price: €252 600 + VAT**

VAT for this property is **€12,630** or **€47,994**. 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>€3 324.00/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: +35724003723 |              |            |                                     |

**Price change history**

€252 600 on Mar 7, 2025





