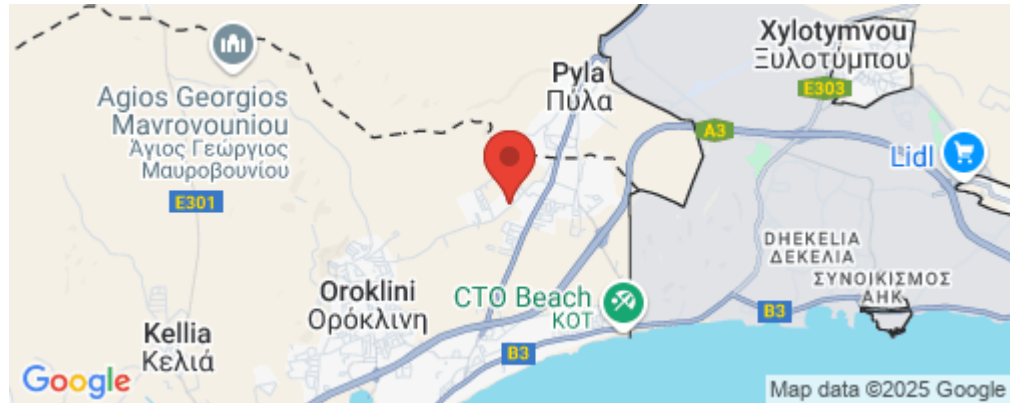


### 3 Bedroom Apartment for Sale in Pyla, Larnaca District

Stunning Three Bedroom Apartment with Roof Top 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...

#### Property Info

Covered Area **107**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **50836**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

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

## Price: €366 230 + VAT

VAT for this property is **€18,312** or **€69,584**. 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>€3 423.00/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

€366 230 on Mar 7, 2025



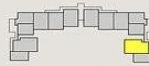








SECOND FLOOR PLAN - FLAT 41



<b>FLAT 41</b>	<b>3 Bedrooms</b>
Area (Enclosed)	107 sqm
Covered	35 sqm
Uncovered	60 sqm
<b>Total Area</b>	<b>202 sqm</b>

ROOFTOP PLAN FLAT 41

