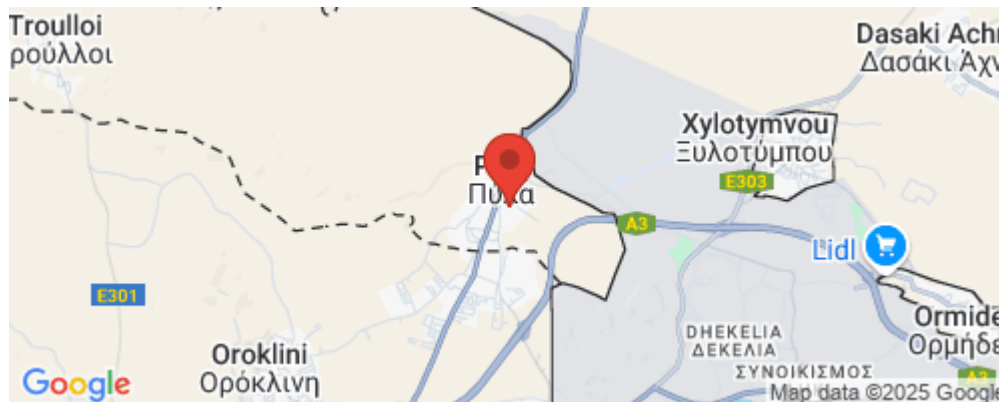


## for Sale in Pyla, Larnaca District

- 3 bedrooms
- 3 W/C
- Internal Area 145.2m<sup>2</sup>
- Covered Verandas 21.8m<sup>2</sup>
- Uncovered Verandas 13.9m<sup>2</sup>
- Plot Area 189m<sup>2</sup>
- Covered Parking
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Air Conditioning

**145**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**189**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**11466**  
**Brand New**  
**3**

### Amenities

- Guest WC

### Location

**Location:** Pyla  
Coordinates: **35.009492764105 / 33.693774731356**

Region: **Larnaca**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 172.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€460 000 on Apr 17, 2025













## MASTERPLAN

