

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

Explore this modern, eco-friendly, and energy-efficient apartment complex located in the quiet, rapidly developing neighbourhood of Pyla in Larnaca. Situated close to major highways and beautiful blue-flag beaches, the development offers the convenience of easy access to the main urban attractions and amenities, including private schools, sports clubs, restaurants, cafes, and supermarkets.



The cosy and comfortable 1-3 bedroom apartments are designed with a carefully planned layout that ensures the utmost privacy for residents while keeping common areas to a minimum. The complex is secure with gated access, and there's an option for setting up video surveillance systems to enhance...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **90**  
 Covered Veranda **12**  
 Floor Number **2**  
 Total Number of Floors **2**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Heating **Autonomous Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **7466**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

### Location

- Parking

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **34.99592 / 33.693341**

## Price: €296 400 + VAT

VAT for this property is **€14,820** or **€56,316**. 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>~€8 456.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 293.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€296 400 on Oct 8, 2025













