

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

Modern apartments are being sold in a new complex under construction in the area of Pyla, Larnaca. The apartment offers 2 cozy bedrooms and 2 bathrooms. The open layout of the kitchen creates a bright and spacious space, which makes the apartment even more attractive. Covered veranda of 10 m<sup>2</sup>, a great place to relax in the fresh air and enjoy the views of the surrounding nature. High-quality finishing works. The complex provides access to a communal swimming pool, solar panels to save energy. There is a covered parking. All the necessary infrastructure is in the immediate vicinity. Interchanges of roads in different directions of the island provide convenient communication with other area...

| Property Info     |                    | Plot / Area Info                             |                     | Additional info  |                  |
|-------------------|--------------------|--|---------------------|------------------|------------------|
| Covered Area      | <b>86</b>          |  |                     | Reference Number | <b>195995</b>    |
| Furnishing        | <b>Unfurnished</b> |  |                     | Property type    | <b>Apartment</b> |
| Energy Efficiency | <b>A</b>           | Parking                                      | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
| Air Conditioning  | <b>No</b>          |  |                     | Bathrooms        | <b>2</b>         |
| Amenities         |                    | Location                                     |                     |                  |                  |
|                   |                    | <b>Location:</b> Pyla Region: <b>Larnaca</b> |                     |                  |                  |

## Price: €253 000 + VAT

VAT for this property is **€12,650** or **€48,070**. 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<br>Price per SQM | <b>None</b><br><b>€2 942.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€253 000 on Jan 8, 2026



