

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

Set within a secure gated community in the tranquil area of Pyla, Larnaca, this contemporary residential development offers a refined balance of privacy, comfort, and accessibility. The beach is just a five-minute drive away, while the British University of Central Lancashire is located nearby, making the project ideal for both residents and investors. With convenient access to the city center and the main highway network, residents can easily reach all major cities of Cyprus as well as the renowned resorts of Ayia Napa and Protaras.

The development comprises six modern and elegant residential buildings offering a selection of one-, two-, and three-bedroom apartments. Designed with ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>111</b>            |
| Covered Veranda   | <b>21</b>             |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>16193</b> |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

- Parking

### Location

**Location:** Pyla                      Region: **Larnaca**  
Coordinates: **34.996277 / 33.684396**

## Price: €364 208 + VAT

VAT for this property is **€18,210** or **€69,200**. 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>~€11 168.32</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 281.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|                                          |              |            |                                       |
|------------------------------------------|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€364 208 on Jan 29, 2026













