

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		Plot / Area Info		Additional info	
Covered Area	111				
Covered Veranda	21			Reference Number	16193
Furnishing	Unfurnished	Pool	Common, Yes	Property type	House
Energy Efficiency	A	Parking	Uncovered, Yes	Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		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	Excluded	Title transfer fee	~€11 168.32	Common expenses	None
		Price per SQM	€3 281.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€364 208 on Jan 29, 2026







