


2 Bedroom House for Sale in Pyla, Larnaca District

Two Bedroom Townhouse For Sale in Pyla, Larnaca – Title Deeds (New Build Process)  A stunning gated compound project located in the Pyla region, which consists of 6 buildings, each named after a type of pearl, the project includes 119 residential units distinguished by its strategic location near the beach and the British University of Central Lancashire, as well as a wide range of service facilities. The residential units feature elegant interior designs that meet the needs of those seeking a modern lifestyle, with options ranging from 1 – 3 bedrooms. The gated compound of these apartments & townhouses ensures high levels of security and privacy for its residen...

Property Info

Plot / Area Info

Additional info

Covered Area

89

Reference Number

rea002n2

Property type

House

Condition

Brand New

Bathrooms

2

Amenities

Location

Location: Pyla

Region: **Larnaca**

Coordinates: **35.016667 / 33.683333**

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	None	Common expenses	None
		Price per SQM	€4 092.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
License number	329/E	Legal name	N/A
Phone: +35723080080			

Price change history

€364 208 on Feb 21, 2026









FLAT 7001

Gross Area:	111.1 (SQM)
Internal Area:	89.7 (SQM)
Balcony:	21.4 (SQM)



FLAT 7003

Gross Area:	111.1 (SQM)
Internal Area:	89.7 (SQM)
Balcony:	21.4 (SQM)