



For Sale, Apartment, Ground Apartment, Larnaca, Pyla

(ID: PR45680), (F4) PYLA VILLAGE 1, KONTA STO CHORIO, PYLA, LARNAKA, REG. 0/10638 (0/11154)

For Sale : **€ 195,000**

Description

2-Bedroom Ground Floor Apartment for Sale in Pyla, Larnaca

Discover an exceptional ground floor apartment in the highly sought-after community of Pyla, Larnaca District. Offering spacious interiors, an impressive private yard, and an unbeatable location close to UCLan Cyprus University, this property is an excellent choice for permanent residence, a holiday home, or a high-return investment.

The apartment is ideally situated approximately 140 meters west of UCLan Cyprus University and approximately 890 meters west of the Larnaca-Ayia Napa motorway, providing easy access to Larnaca city centre, the motorway network, Oroklini's tourist area, and the beautiful beaches of the region.

Built in 2008, the property forms part of a well-maintained residential development. The apartment is located on the ground floor of Block E, positioned in the northeastern section of the complex.

The residence features a bright open-plan kitchen, living, and dining area designed to maximize comfort and natural light. It comprises two spacious bedrooms, a family bathroom with WC, an additional guest WC, and both covered and uncovered verandas, creating excellent indoor and outdoor living spaces.

One of the property's standout features is its private yard of approximately 152 sqm, offering the perfect setting for outdoor dining, entertaining, children's play area, or simply enjoying the Mediterranean climate in complete privacy.

According to the Title Deed, the apartment offers approximately 101 sqm of internal covered area, 12 sqm of covered verandas, and a 152 sqm private yard, making it one of the most spacious properties of its kind in the area.

Residents also enjoy access to the communal swimming pool and other shared facilities, enhancing both comfort and lifestyle.

The apartment is vacant and ready for immediate occupancy, making it ideal for owner-occupiers or investors seeking strong rental returns. Its close proximity to UCLan Cyprus University and the tourist area of Oroklini ensures consistently high demand for both short-term and long-term rentals.

Way of Transfer: Title Deed

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
[Website](#)

Status: **Available**

Unit Number: **F4**

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **2**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **2**
Covered Parking: **1**

Construction Year: **2008**
Kitchen Type: **Open Plan**
Floors Building: **3**

Area

Internal Area: **101m²**

Covered Verandas: **12m²**

Garden Area: **152m²**

Further Details

Common Swimming Pool, Air Condition



Gallery





