

<b>Код Объекта:</b> A11867	<b>Тип:</b> Продажа - Apartment
<b>Местоположение:</b> Ларнака - Pyla	<b>Площадь:</b> 65 м <sup>2</sup>
<b>Спальни:</b> 2	<b>Ванные:</b> 1
<b>Год постройки:</b> 2008	<b>Статус:</b> Вторичный Рынок

**Особенности недвижимости:**

Communal Pool	Covered Parking	Elevator	Fireplace
Сад	Title Deeds		

**Описание:**

## Ground Floor 2-Bedroom Apartment with Private Yard in Pyla, Larnaca

Discover this well-maintained two-bedroom ground floor apartment in the popular residential area of Pyla, Larnaca. Ideally positioned just a short walk from UCLan Cyprus University and with easy access to the Larnaca-Ayia Napa motorway, the property offers an excellent location for both homeowners and investors.

The apartment features a bright open-plan living, dining, and kitchen area, two comfortable bedrooms, and a family bathroom. Outdoor spaces include a 7m<sup>2</sup> covered veranda, a 4m<sup>2</sup> uncovered veranda, and a generous private yard of approximately 35m<sup>2</sup>, providing the perfect setting for outdoor relaxation or entertaining.

Built in 2008, the property forms part of a well-maintained residential complex with access to a communal swimming pool and shared facilities. Its prime location, close to universities, beaches, shops, restaurants, and all everyday amenities, makes it an attractive option for permanent living, holiday use, or as an investment with strong rental potential.

**Property Features:**

- Ground Floor Apartment
- 2 Spacious Bedroom
- Open-Plan Kitchen, Living & Dining Area
- 1 Bathroom
- Internal Area: 65m<sup>2</sup>
- Covered Veranda: 7m<sup>2</sup>
- Uncovered Veranda: 4m<sup>2</sup>
- Private Yard: Approx. 35m<sup>2</sup>
- Access to Communal Swimming Pool
- Well-Maintained Development
- Walking Distance to UCLan Cyprus University
- Easy Access to the Larnaca-Ayia Napa Motorway
- Close to Beaches, Amenities, and Oroklini Tourist Area
- Vacant and Ready to Move In

## GROUND FLOOR 2-BEDROOM APARTMENT IN PYLA

€ 130 000

Ideal for Owner Occupancy or Investment  
Title Deed Available



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