

ELITEEDGE

PORTA DEL SOL

PYLA · LARNACA · CYPRUS

PRICE LIST & AVAILABLE UNITS

September 2026

ONE BEDROOM

8

available of 17 units
from € 171,300

TWO BEDROOM

6

available of 17 units
from € 258,950

THREE BEDROOM

4

available of 8 units
from € 345,600

GENERAL TERMS & WHAT IS INCLUDED

- Prices do not include VAT
- Private photovoltaic panels for each unit
- Air conditioning provision throughout
- European made kitchen
- Fitted wardrobes in all bedrooms
- Private pools and jacuzzis where indicated
- Resort-style communal pool and gardens
- Gated community with covered parking

Areas in square metres. Availability and prices correct at date of issue and subject to change without notice.

One Bedroom Apartments

8 of 17 units still available

Gold flat numbers link to the floor plan →

FLOOR	FLAT	BEDS	INTERIOR	COVERED VERANDA	UNCOVERED VERANDA	GARDEN	JACUZZI	POOL	TOTAL AREA	PRICE
0	1	1	50	32	7	28	●	—	116	SOLD
0	2	1	49	11	28	55	●	—	144	SOLD
0	8	1	48	18	24	36	●	—	126	€ 245,800
0	13	1	49	12	51	65	●	—	177	€ 243,150
0	14	1	50	32	22	39	●	—	143	SOLD
1	15	1	50	11	—	—	—	—	61	SOLD
1	17	1	51	15	—	—	—	—	66	€ 186,960
1	18	1	54	9	—	—	—	—	63	€ 179,407
1	25	1	54	9	—	—	—	—	63	€ 179,407
1	26	1	51	22	—	—	—	—	73	SOLD
1	28	1	50	11	—	—	—	—	61	SOLD
2	29	1	50	12	—	—	—	—	62	SOLD
2	31	1	51	7	—	—	—	—	58	€ 171,300
2	32	1	54	9	—	—	—	—	63	SOLD
2	39	1	54	9	—	—	—	—	63	€ 176,113
2	40	1	51	10	—	—	—	—	61	€ 174,425
2	42	1	50	11	—	—	—	—	61	SOLD

All areas in m². Prices exclude VAT. ● indicates a private jacuzzi or private pool included with the unit.

Two Bedroom Apartments

6 of 17 units still available

Gold flat numbers link to the floor plan →

FLOOR	FLAT	BEDS	INTERIOR	COVERED VERANDA	UNCOVERED VERANDA	GARDEN	JACUZZI	POOL	TOTAL AREA	PRICE
0	5	2	75	9	48	47	●	—	178	SOLD
0	6	2	75	22	51	57	●	—	205	SOLD
0	7	2	76	20	34	43	●	—	173	SOLD
0	9	2	75	22	51	58	●	—	206	SOLD
0	10	2	75	9	45	37	●	—	167	SOLD
1	19	2	75	14	—	—	—	—	89	€ 267,090
1	20	2	75	10	—	—	—	—	85	SOLD
1	21	2	76	10	—	—	—	—	86	€ 263,830
1	22	2	76	10	—	—	—	—	86	€ 263,830
1	23	2	75	10	—	—	—	—	85	SOLD
1	24	2	75	14	—	—	—	—	89	€ 267,090
2	33	2	75	12	—	—	—	—	87	€ 263,830
2	34	2	75	9	—	—	—	—	84	SOLD
2	35	2	76	10	—	—	—	—	86	SOLD
2	36	2	76	10	—	—	—	—	86	SOLD
2	37	2	75	9	—	—	—	—	84	€ 258,950
2	38	2	75	12	—	—	—	—	87	SOLD

All areas in m². Prices exclude VAT. ● indicates a private jacuzzi or private pool included with the unit.

Three Bedroom Apartments

4 of 8 units still available

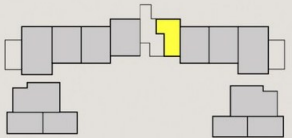
Gold flat numbers link to the floor plan →

FLOOR	FLAT	BEDS	INTERIOR	COVERED VERANDA	UNCOVERED VERANDA	GARDEN	JACUZZI	POOL	TOTAL AREA	PRICE
0	3	3	95	13	20	–	–	–	128	€ 345,600
0	4	3	101	18	41	68	●	●	227	SOLD
0	11	3	101	18	36	55	●	●	210	SOLD
0	12	3	95	13	20	–	–	–	128	€ 345,600
1	16	3	98	26	13	–	–	–	137	€ 346,450
1	27	3	98	26	13	–	–	–	137	€ 346,450
2+R	30	3	107	35	60	–	●	–	202	SOLD
2+R	41	3	107	35	60	–	●	–	202	SOLD

All areas in m². Prices exclude VAT. ● indicates a private jacuzzi or private pool included with the unit. Floor 2+R denotes a second floor residence with its own private roof terrace.



GROUND FLOOR PLAN - FLAT 8



FLAT 8	1 Bedrooms
Area (Enclosed)	48 sqm
Covered	18 sqm
Uncovered	24 sqm
Garden	36 sqm
Total Area	126 sqm



FLAT 8

1 Bedroom · Ground Floor

TOTAL AREA
126 m²

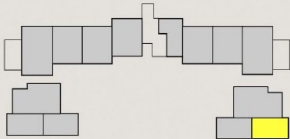
INCLUDED
Private jacuzzi

PRIVATE GARDEN
36 m²

PRICE EXCLUDING VAT

€ 245,800

GROUND FLOOR PLAN - FLAT 13



FLAT 13	1 Bedrooms
Area (Enclosed)	49 sqm
Covered	12 sqm
Uncovered	51 sqm
Garden	65 sqm
Total Area	177 sqm

FLAT 13

1 Bedroom · Ground Floor

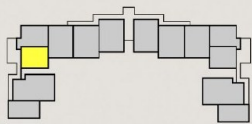
TOTAL AREA
177 m²

INCLUDED
Private jacuzzi

PRIVATE GARDEN
65 m²

PRICE EXCLUDING VAT
€ 243,150

FIRST FLOOR PLAN - FLAT 17



FLAT 17	1 Bedrooms
Area (Enclosed)	51 sqm
Covered	15 sqm
Uncovered	0 sqm
Total Area	66 sqm

FLAT 17

1 Bedroom · First Floor

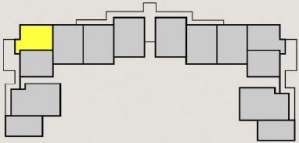
TOTAL AREA
66 m²

PRICE EXCLUDING VAT

€ 186,960



FIRST FLOOR PLAN - FLAT 18



FLAT 18	1 Bedrooms
Area (Enclosed)	54 sqm
Covered	9 sqm
Uncovered	0 sqm
Total Area	63 sqm

FLAT 18

1 Bedroom · First Floor

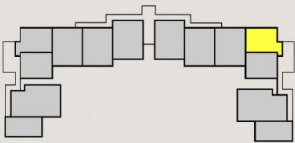
TOTAL AREA
63 m²

PRICE EXCLUDING VAT

€ 179,407



FIRST FLOOR PLAN - FLAT 25



FLAT 25	1 Bedrooms
Area (Enclosed)	54 sqm
Covered	9 sqm
Uncovered	0 sqm
Total Area	63 sqm

FLAT 25

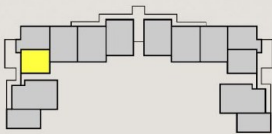
1 Bedroom · First Floor

TOTAL AREA
63 m²

PRICE EXCLUDING VAT

€ 179,407

SECOND FLOOR PLAN - FLAT 31



FLAT 31	1 Bedrooms
Area (Enclosed)	51 sqm
Covered	7 sqm
Uncovered	0 sqm
Total Area	58 sqm

FLAT 31

1 Bedroom · Second Floor

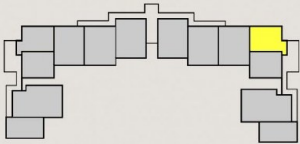
TOTAL AREA
58 m²

PRICE EXCLUDING VAT

€ 171,300



SECOND FLOOR PLAN - FLAT 39



FLAT 39	1 Bedrooms
Area (Enclosed)	54 sqm
Covered	9 sqm
Uncovered	0 sqm
Total Area	63 sqm

FLAT 39

1 Bedroom · Second Floor

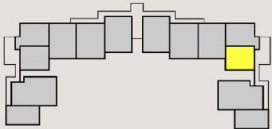
TOTAL AREA
63 m²

PRICE EXCLUDING VAT

€ 176,113



SECOND FLOOR PLAN - FLAT 40



FLAT 40	1 Bedrooms
Area (Enclosed)	51 sqm
Covered	10 sqm
Uncovered	0 sqm
Total Area	61 sqm

FLAT 40

1 Bedroom · Second Floor

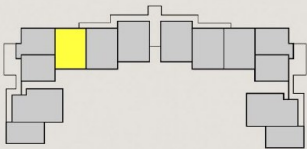
TOTAL AREA
61 m²

PRICE EXCLUDING VAT

€ 174,425



FIRST FLOOR PLAN - FLAT 19



FLAT 19	2 Bedrooms
Area (Enclosed)	75 sqm
Covered	14 sqm
Uncovered	0 sqm
Total Area	89 sqm

FLAT 19

2 Bedroom · First Floor

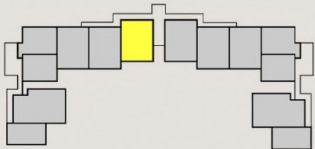
TOTAL AREA
89 m²

PRICE EXCLUDING VAT

€ 267,090



FIRST FLOOR PLAN - FLAT 21



FLAT 21	2 Bedrooms
Area (Enclosed)	76 sqm
Covered	10 sqm
Uncovered	0 sqm
Total Area	86 sqm

FLAT 21

2 Bedroom · First Floor

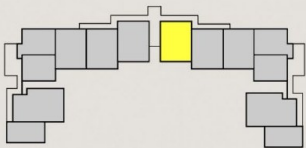
TOTAL AREA
86 m²

PRICE EXCLUDING VAT

€ 263,830



FIRST FLOOR PLAN - FLAT 22



FLAT 22	2 Bedrooms
Area (Enclosed)	76 sqm
Covered	10 sqm
Uncovered	0 sqm
Total Area	86 sqm

FLAT 22

2 Bedroom · First Floor

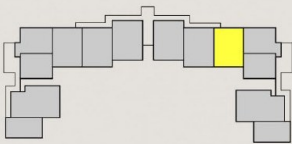
TOTAL AREA
86 m²

PRICE EXCLUDING VAT

€ 263,830



FIRST FLOOR PLAN - FLAT 24



FLAT 24	2 Bedrooms
Area (Enclosed)	75 sqm
Covered	14 sqm
Uncovered	0 sqm
Total Area	89 sqm

FLAT 24

2 Bedroom · First Floor

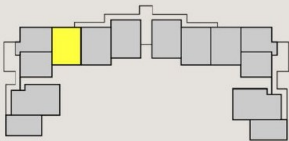
TOTAL AREA
89 m²

PRICE EXCLUDING VAT

€ 267,090



SECOND FLOOR PLAN - FLAT 33



FLAT 33	2 Bedrooms
Area (Enclosed)	75 sqm
Covered	12 sqm
Uncovered	0 sqm
Total Area	87 sqm

FLAT 33

2 Bedroom · Second Floor

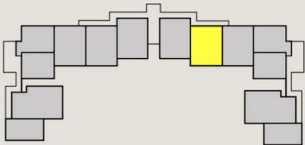
TOTAL AREA
87 m²

PRICE EXCLUDING VAT

€ 263,830



SECOND FLOOR PLAN - FLAT 37



FLAT 37	2 Bedrooms
Area (Enclosed)	75 sqm
Covered	9 sqm
Uncovered	0 sqm
Total Area	84 sqm

FLAT 37

2 Bedroom · Second Floor

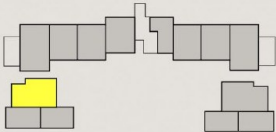
TOTAL AREA
84 m²

PRICE EXCLUDING VAT

€ 258,950



GROUND FLOOR PLAN - FLAT 3



FLAT 3	3 Bedrooms
Area (Enclosed)	95 sqm
Covered	13 sqm
Uncovered	20 sqm
Garden	0 sqm
Total Area	128 sqm

FLAT 3

3 Bedroom · Ground Floor

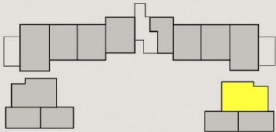
TOTAL AREA
128 m²

PRICE EXCLUDING VAT

€ 345,600



GROUND FLOOR PLAN - FLAT 12



FLAT 12	3 Bedrooms
Area (Enclosed)	95 sqm
Covered	13 sqm
Uncovered	20 sqm
Garden	0 sqm
Total Area	128 sqm

FLAT 12

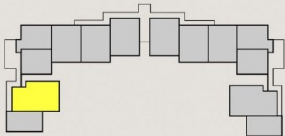
3 Bedroom · Ground Floor

TOTAL AREA
128 m²

PRICE EXCLUDING VAT

€ 345,600


FIRST FLOOR PLAN - FLAT 16



FLAT 16	3 Bedrooms
Area (Enclosed)	98 sqm
Covered	26 sqm
Uncovered	13 sqm
Total Area	137 sqm

FLAT 16

3 Bedroom · First Floor

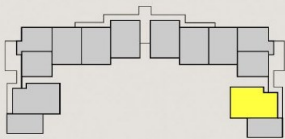
TOTAL AREA
137 m²

PRICE EXCLUDING VAT

€ 346,450



FIRST FLOOR PLAN - FLAT 27



FLAT 27	3 Bedrooms
Area (Enclosed)	98 sqm
Covered	26 sqm
Uncovered	13 sqm
Total Area	137 sqm

FLAT 27

3 Bedroom · First Floor

TOTAL AREA
137 m²

PRICE EXCLUDING VAT

€ 346,450

ELITEEDGE

TALK TO THE TEAM

Pricing, availability, payment plans and rental projections. Straight answers from the people building it.

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