

PYLA, LARNACA | CYPRUS

CANAL DEL SOL

A modern residential and holiday development built around a signature canal-style swimming pool, in the heart of Pyla, Larnaca.

STATUS

Permit Approved

EXPECTED DELIVERY

2028

BUILDINGS

Two / A & B

TOTAL UNITS

54 Residences

UNIT TYPES

Studio, 1 & 2 Bedroom

PRICE OVERVIEW

UNIT TYPE	UNITS	TOTAL AREA M ²	FROM €	TO €
Studio	24	43.8 to 46.5	178,213	205,282
One Bedroom	14	79.8 to 89.4	227,590	246,422
Two Bedroom	8	86.5 to 87.5	289,708	293,292
Two Bedroom Garden	8	127.1 to 129.4	364,598	371,914

All prices are quoted in Euro and are exclusive of VAT. Unit-by-unit pricing for each type follows on pages 02 to 05.

EVERY RESIDENCE INCLUDES

80 m signature canal pool

Gated community

Cardio & weight gyms

Communal tennis court

Private parking space

Private storage units

Bicycle storage

Multi-point elevator access

WHAT'S NEARBY

5 MIN

Beaches

10 MIN

Larnaca city centre

15 MIN

UCLan Cyprus University

20 MIN

Larnaca International Airport

GENERAL TERMS

- All prices are in Euro and exclusive of VAT. The Cyprus standard rate is 19%; a reduced rate of 5% may apply to a qualifying primary residence, subject to eligibility and Tax Department approval.
- Prices exclude transfer fees, stamp duty, legal fees, utility connections and any purchaser-requested modifications.
- One allocated parking space is included with every apartment. Private storage rooms are available as an option and priced separately.
- Areas are approximate, taken from the architectural drawings, and subject to minor construction tolerances. Total area includes verandas and, for ground floor units, the private garden.
- This price list is dated 08/2026 and supersedes all previous editions; prices and availability are subject to change without prior notice.
- Issued for information purposes only. This document does not constitute a binding offer or a contract of sale.

STUDIO APARTMENTS

24 UNITS · FIRST FLOOR · 178,213 TO 205,282 €



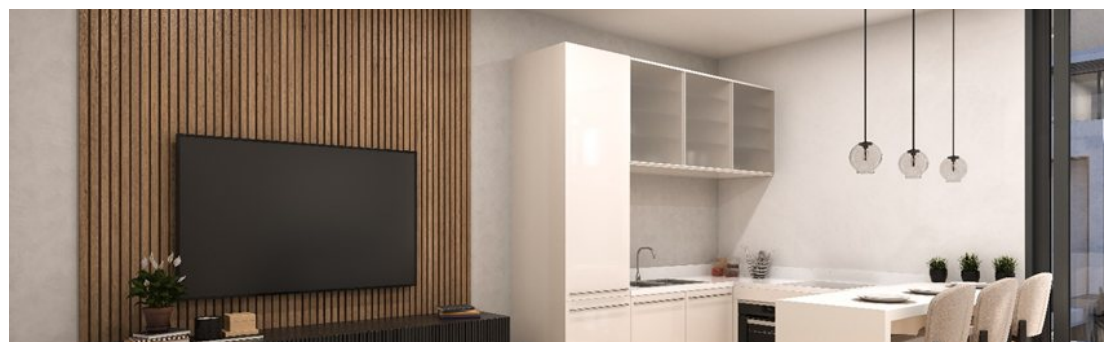
Studio apartment, indicative 3D layout. Not to scale; the architectural drawings prevail in every case.

BUILDING	A & B
FLAT NUMBERS	101, 102, 104, 107, 109 to 116
FLOOR	First
INTERNAL AREA	36.08 to 37.69 m ²
COVERED VERANDA	7.75 to 9.95 m ²
TOTAL AREA	43.83 to 46.54 m ²
UNITS IN THIS TYPE	24

BUILDING A			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
101	37.39	45.70	185,816
102	37.69	45.99	186,995
104 ♦	36.59	46.54	205,282
107 ♦	36.59	46.54	205,282
109	36.94	44.74	181,913
110	36.69	44.49	180,896
111	36.99	44.79	182,116
112	36.20	43.98	178,823
113	36.08	43.83	178,213
114	36.18	44.42	180,612
115	36.20	44.42	180,612
116	36.94	45.18	183,702

BUILDING B			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
101	36.67	44.98	182,889
102	37.00	45.30	184,190
104 ♦	36.59	46.54	205,282
107 ♦	36.59	46.54	205,282
109	36.94	44.74	181,913
110	36.70	44.50	180,937
111	36.99	44.79	182,116
112	36.92	44.70	181,750
113	36.08	43.83	178,213
114	36.23	44.47	180,815
115	36.20	44.42	180,612
116	36.94	45.18	183,702

♦ CANAL FACING UNIT



ONE BEDROOM APARTMENTS

14 UNITS · SECOND FLOOR · 227,590 TO 246,422 €



One bedroom apartment with private jacuzzi terrace, indicative 3D layout. Not to scale; the architectural drawings prevail in every case.

BUILDING	A & B
FLAT NUMBERS	201 to 207
FLOOR	Second
INTERNAL AREA	47.21 to 48.87 m ²
COVERED VERANDA	8.46 to 9.01 m ²
UNCOVERED VERANDA	24.11 to 32.19 m ²
TOTAL AREA	79.79 to 89.37 m ²
UNITS IN THIS TYPE	14

BUILDING A			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
201	48.11	88.64	244,440
202	48.34	89.36	246,170
203	48.15	80.72	230,714
204	47.21	87.58	240,694
205	47.93	88.16	243,264
206	48.16	89.12	245,767
207	48.11	81.10	231,991

BUILDING B			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
201	47.63	88.16	242,827
202	48.35	89.37	246,204
203	47.22	79.79	227,590
204	47.25	87.62	240,828
205	48.87	89.10	246,422
206	48.18	89.14	245,834
207	47.25	80.24	229,102



TWO BEDROOM APARTMENTS

8 UNITS · FIRST FLOOR · 289,708 TO 293,292 €



Two bedroom apartment, indicative 3D layout. Not to scale; the architectural drawings prevail in every case.

BUILDING	A & B
FLAT NUMBERS	103, 105, 106, 108
FLOOR	First
INTERNAL AREA	72.49 to 73.56 m ²
COVERED VERANDA	13.99 m ²
TOTAL AREA	86.48 to 87.55 m ²
UNITS IN THIS TYPE	8

BUILDING A			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
103	73.56	87.55	293,292
105	72.49	86.48	289,708
106	73.18	87.17	292,020
108	73.53	87.52	293,192

BUILDING B			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
103	73.56	87.55	293,292
105	72.60	86.59	290,076
106	73.04	87.03	291,550
108	73.53	87.52	293,192



TWO BEDROOM GARDEN APARTMENTS

8 UNITS · GROUND FLOOR · 364,598 TO 371,914 €



Two bedroom garden apartment on the canal, indicative 3D layout. Not to scale; the architectural drawings prevail in every case.

BUILDING	A & B
FLAT NUMBERS	1 to 4
FLOOR	Ground
INTERNAL AREA	73.09 to 75.36 m ²
COVERED VERANDA	13.91 to 13.99 m ²
UNCOVERED & GARDEN	40.01 to 40.17 m ²
TOTAL AREA	127.09 to 129.40 m ²
UNITS IN THIS TYPE	8

BUILDING A			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
1	74.16	128.25	368,243
2	73.28	127.28	365,206
3	75.36	129.40	371,914
4	73.83	127.92	367,187

BUILDING B			
FLAT	INTERNAL M ²	TOTAL M ²	PRICE €
1	74.16	128.25	368,243
2	73.09	127.09	364,598
3	75.26	129.34	371,658
4	74.05	128.14	367,891

