

## 3 Bedroom Apartment for Sale in Larnaca - Sotiros

Reference ID: #SA35857  
Price details: €270,000 +VAT  
An exquisite and elegant corner plot building of highly innovative and modern design. Located in a quiet road of a residential area in very close vicinity to the Metropolis mall and highway network. A mere stones throw away you will find large stores, supermarkets, schools, gyms, cafes and restaurants. The town centre and sea is approximately a five minute drive away and Larnaca Airport accessible in approximately 15. Building has comfortable living areas and large balconies accommodate both indoor and outdoor living. Large balcony doors allow for maximum natural light, and all apartments come complete with Italian kitchen, granite worktops, and high quality fixtures and fittings. The building is currently under construction and completion is expected in 2026. The apartment is located on the 3rd floor and has a total covered area of 145 square meters. It features 3 bedrooms, 3 bathrooms, and a large open-plan living and dining area with a modern kitchen. The apartment is fully furnished and ready to move into. It is located in a secure complex with 24-hour security and has its own private entrance. The building is located in a quiet residential area, but is within easy reach of all amenities. It is a great investment opportunity and a wonderful place to live.

### Property Info      Plot / Area Info

Covered Area **145**

Floor Number **3**

### Additional info

Reference Number	<b>SA35857</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities      Location

**Location:** Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.93206643047 / 33.612544722409**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€1 862.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€300 000 on Jan 22, 2025

€290 000 on Feb 20, 2025

€270 000 on Apr 15, 2025





