

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

Reference ID: #SA35855 Price details: €210,000 +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 workto...

### Property Info

### Plot / Area Info

Covered Area **100**

Floor Number **1**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA35855</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

**Location:** Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.932090017744 / 33.612403235884**

## Price: €210 000 + VAT

VAT for this property is **€10,500** or **€39,900**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 100.00/m<sup>2</sup></b> |                 |             |

## 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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€205 000 on Jan 22, 2025  
 €230 000 on Feb 20, 2025  
 €210 000 on Apr 15, 2025





