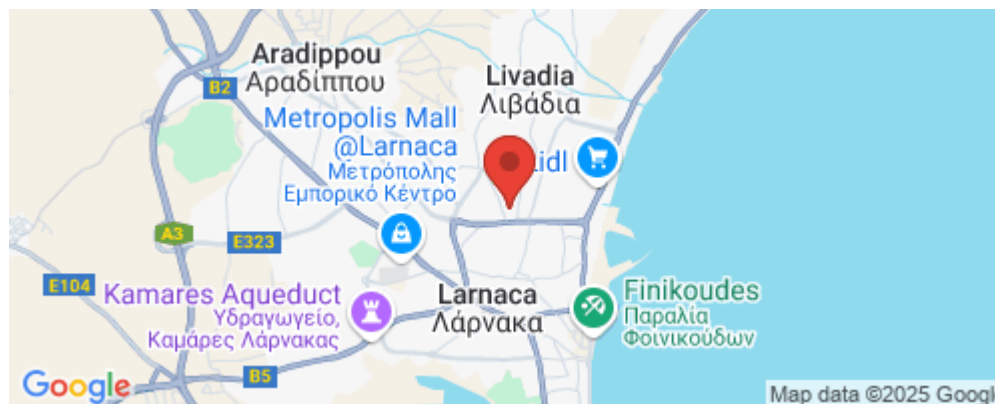


## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

Nestled in Larnaca’s vibrant urban landscape, this stylish flat offers a perfect blend of modern living and Mediterranean charm. The surrounding neighborhood pulses with energy, boasting an impressive array of local cafes, boutiques, and restaurants within walking distance, allowing residents to embrace the quintessential Cypriot lifestyle. The flat features a well-designed entrance lobby with mirrors, a false ceiling, and motion-sensor LED lighting. It incorporates eco-friendly solutions, including a solar-powered hot and cold water supply. High-quality double-glazed sliding windows and doors, ceramic flooring, and premium wood carpentry enhance the interiors, with floor-to-ceiling wa...



### Property Info

Covered Area **79**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **10167**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

#### Location

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
 Coordinates: **34.931983 / 33.624126**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>€4 430.00/m<sup>2</sup></b> |                 |             |

## Representative: M Residence

|  |              |            |                             |
|--|--------------|------------|-----------------------------|
| Registration number                      | <b>791</b>   | Email      | <b>hello@mresidence.com</b> |
| License number                           | <b>363/E</b> | Legal name | <b>N/A</b>                  |
| Phone: <b>+35722261516, +35770087600</b> |              |            |                             |

## Price change history

€350 000 on Mar 18, 2025





