

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

An exquisite penthouse for sale in the center of Larnaca. The complex has 5 floors and 20 apartments, it is the perfect combination of comfort and modern technology. The penthouse has 2 bedrooms and 2 bathrooms, as well as a spacious living room with an open plan kitchen. Built-in wardrobes in the kitchen and bedrooms provide convenient storage. There is a covered veranda and a 43 m2 roof garden with views of the city's attractions. Windows and doors to the balcony are equipped with double glazing for improved sound insulation and heat preservation. The penthouse is also equipped with solar panels, which helps to reduce energy consumption. The set includes covered parking and a stor...

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>155</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>169066</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

**Location:** Larnaca - Sotiros Region: **Larnaca**

## Price: €420 000 + VAT

VAT for this property is **€22,897** or **€79,800**. 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>€2 710.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€420 000 on Jul 30, 2025





■ Typical floors  
F1-F2-F3-F4



■ Typical floors  
F5



■ Typical floors  
Roof Floor

