

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

For sale: a charming 2-bedroom penthouse located in the quiet and well-connected area of Sotiros, Larnaca. Offering 107 m² of well-maintained living space, this fully furnished property combines comfort and practicality in a peaceful residential setting.

Positioned on the 1st floor, the penthouse features a bright and inviting layout, complete with a cozy fireplace, a spacious balcony, and a versatile attic/loft space. The open-plan living and dining area is ideal for both everyday living and entertaining, while the two bedrooms provide a relaxing retreat. A full bathroom serves the home, and air conditioning is installed in all rooms for year-round comfort.

Additional feat...

### Property Info

Covered Area  
Air Conditioning

**107**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **238843**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Parking

### Location

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

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 430.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€260 000 on Aug 20, 2025











