

## 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 m<sup>2</sup> 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  
Property type  
Condition  
Bathrooms

**238843**  
**Apartment**  
**Pre-Owned**  
**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/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number      | <b>1047</b>                       | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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**Price change history**

€260 000 on Aug 20, 2025







