

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

Nestled in the highly sought-after residential area of Sotiros in Larnaca, this brand-new and exclusive project offers the perfect balance of tranquility and convenience. It provides easy access to a plethora of urban amenities including supermarkets, schools, banks, pharmacies, bakeries, and retail shops. Additionally, it's just a short drive away from the bustling city center and the renowned Finikoudes and Mackenzie beaches. Comprising two modern apartment blocks, this development boasts a range of 1 to 3-bedroom apartments, along with 2 and 3-bedroom penthouses on the fourth floor. Each apartment has been carefully designed in a contemporary minimalist style, creating the ...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7020</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
**Coordinates:** **34.925158 / 33.618**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 426.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€245 000 on Oct 8, 2025









