

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

Nestled in a peaceful residential area of Larnaca, this elegant new development has been carefully designed for modern living, epitomizing the seamless fusion of style and comfort. Residents will benefit from easy access to various amenities such as schools, shops, supermarkets, dining venues and the Metropolis Mall. Moreover, its prime location offers proximity to the lively city center and a gorgeous sandy beach, just a short five-minute drive away.



The contemporary four-story complex presents spacious one- or two-bedroom apartments and penthouses, characterised by smart layouts and high-quality finishes. Each apartment is thoughtfully designed to blend spacious living areas with ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>96</b>				
Covered Veranda	<b>16</b>				
Floor Number	<b>4</b>			Reference Number	<b>8816</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
**Coordinates:** **34.926054 / 33.616339**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>€3 177.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€315 000 on Oct 8, 2025

€305 000 on Feb 7, 2026



