

## 3 Bedroom Apartment for Sale in Larnaca - Sotiros

This modern residential development in Larnaca offers a variety of one-, two- and three-bedroom apartments, each thoughtfully designed to blend functionality, elegance and comfort. With spacious verandas, private parking and a dedicated rooftop garden for relaxation, these residences are tailored for modern living.

The vibrant neighborhood is rapidly emerging as a key commercial hub, attracting businesses, corporate offices, financial institutions and premium developments. Its strategic location ensures excellent connectivity to the city center, the airport, and major highways leading to Nicosia, Limassol, and other cities.

Inspired by the clean, minimalist aesthetics of Nordi...



Property Info		Plot / Area Info		Additional info	
Covered Area	116				
Covered Veranda	21				
Floor Number	1	Parking		Reference Number 12319	
Total Number of Floors	4		Covered, Yes	Property type	<b>Apartment</b>
Furnishing	Unfurnished A			Bathrooms	2
Energy Efficiency Heating	A Underfloor Heating Vec				
Air Conditioning	Underfloor Heating, Yes All rooms, Yes				

Amenities Location

• Parking Location: Larnaca - Sotiros Region: Larnaca

Coordinates: **34.921642** / **33.615709** 



Price: €300 000 + VAT

VAT for this property is €15,000 or €57,000. 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 Excluded

Title transfer fee ~€8 600.00

Price per SQM €2 586.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€300 000 on Oct 8, 2025

















