

## 1 Bedroom Apartment for Sale in Larnaca - Sotiros

Set in one of Larnaca's most desirable central locations, this outstanding residential project offers modern city living at its finest. Nestled just behind a lively main avenue, it is surrounded by a wide range of amenities, including shops, restaurants, banks, supermarkets, and boutiques – all within a short stroll. Key destinations like Larnaca Marina, the upcoming Land of Tomorrow, Phinikoudes seafront, and Metropolis Mall are only a five-minute drive away.

The development features a stylish selection of 1-, 2-, and 3-bedroom apartments and penthouses, all designed with spacious verandas ideal for moments of relaxation. A private swimming pool, reserved exclusively for re...



Property Info		Plot / Area Info		Additional info	
Covered Area	58				
Covered Veranda	9				
Floor Number	3	Pool Parking	Common, Yes Covered, Yes	Reference Number Property type	12486 Apartment
Total Number of Floors	4				
Furnishing	Unfurnished			Bathrooms	1
Energy Efficiency	Α				

## Amenities Location

• Parking Location: Larnaca - Sotiros Region: Larnaca

All rooms, Yes

Coordinates: **34.928147** / **33.616066** 

Air Conditioning



**Price: €165 000 + VAT** 

VAT for this property is €8,250 or €31,350. 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 ~€3 275.00

Price per SQM €2 845.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€160 000 on Oct 8, 2025 €165 000 on Nov 19, 2025











