

## 2 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

Covered Area	<b>97</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</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>12487</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
**Coordinates:** **34.928147 / 33.616066**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 423.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€230 000 on Oct 8, 2025  
 €235 000 on Nov 19, 2025









