

## 3 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. X

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	<b>135</b>				
Covered Veranda	<b>36</b>				
Floor Number	<b>4</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>12492</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>4</b>
Energy Efficiency	<b>A</b>				
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Parking	<b>Location:</b> Larnaca - Sotiros <b>Coordinates:</b> <b>34.928147 / 33.616066</b>	<b>Larnaca</b>

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 Price per SQM	<b>~€14 200.00</b> <b>€3 259.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€440 000 on Oct 8, 2025







