

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

This residence in the Town Center area of Larnaca is a complex of 9 apartments spread over three floors and designed for a modern lifestyle. It is an ideal home for families, couples, professionals, as well as a great investment option. Since these objects are part of the resale project, they are exempt from VAT. The project is located just a 3-minute drive from the lively Ermu Street and 5 minutes from the famous Finikoudes Beach.

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>94</b>		Reference Number	<b>190737</b>
Furnishing	<b>Unfurnished</b>		Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>No</b>		Bathrooms	<b>2</b>
Amenities	Location			
	<b>Location:</b> Larnaca - Sotiros Region: Larnaca			

## Price: €254 000 + VAT

VAT for this property is **€12,700** or **€48,260**. 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>None</b> <b>€2 702.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€254 000 on Dec 4, 2025



TYPICAL FLOOR



APARTMENT 1

3 BEDROOMS

