

## 1 Bedroom Apartment for Sale in Larnaca - Sotiros

For sale: Off-plan elite apartment located on the top floor of a new building in Sotiros, offering a comfortable internal space of 43 m<sup>2</sup>. This stylish property features one spacious bedroom and a contemporary bathroom. The elevator ensures easy access to your home, while the top-floor position provides you with beautiful city and panoramic views.



Sotiros is a lively and popular area known for its blend of city energy and quiet residential streets. You will be conveniently close to shops, cafes, and daily services, making life easy and enjoyable. The neighborhood is well-connected and ideal for both living and investing.

The apartment is designed for energy efficiency, rated...

### Property Info

Covered Area **43**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29193**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **City view**

### Amenities

- Balcony

### Location

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
 Coordinates: **34.9317 / 33.631059**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 465.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€235 000 on Dec 13, 2025



