

## 2 Bedroom Apartment for Sale in Larnaca - Sotiros

Two-bedroom penthouse for sale in Alfa Mega Central, Larnaca. The apartment is located in a modern residential complex and is designed in an up-to-date urban style with a convenient open-plan layout combining a living room and a dining area. The apartment has a master bedroom with a private bathroom, a main bathroom, a laundry room, a private roof garden, as well as a storage room and a covered parking space. The kitchen is equipped with furniture with a soft-close mechanism, preparation for a hidden air conditioning system, a water pressure system and a video intercom is provided. A smart home system and solar panels for heating water are installed. The building features decorative suspen...

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>140</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>218348</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

#### Location

**Location:** Larnaca - Sotiros Region: **Larnaca**

## Price: €298 000 + VAT

VAT for this property is **€14,900** or **€56,620**. 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>€2 129.00/m<sup>2</sup></b> |                 |             |

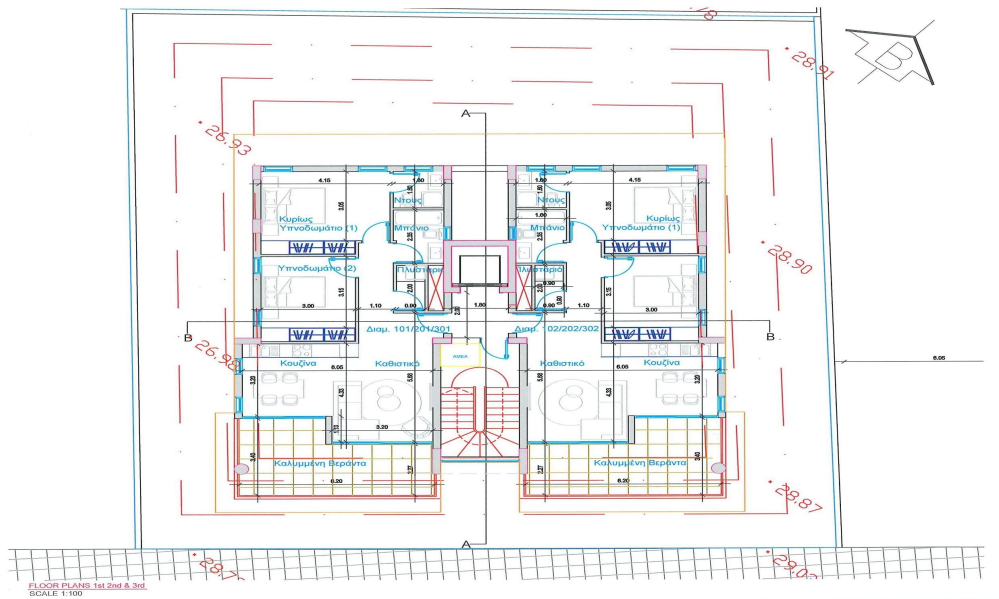
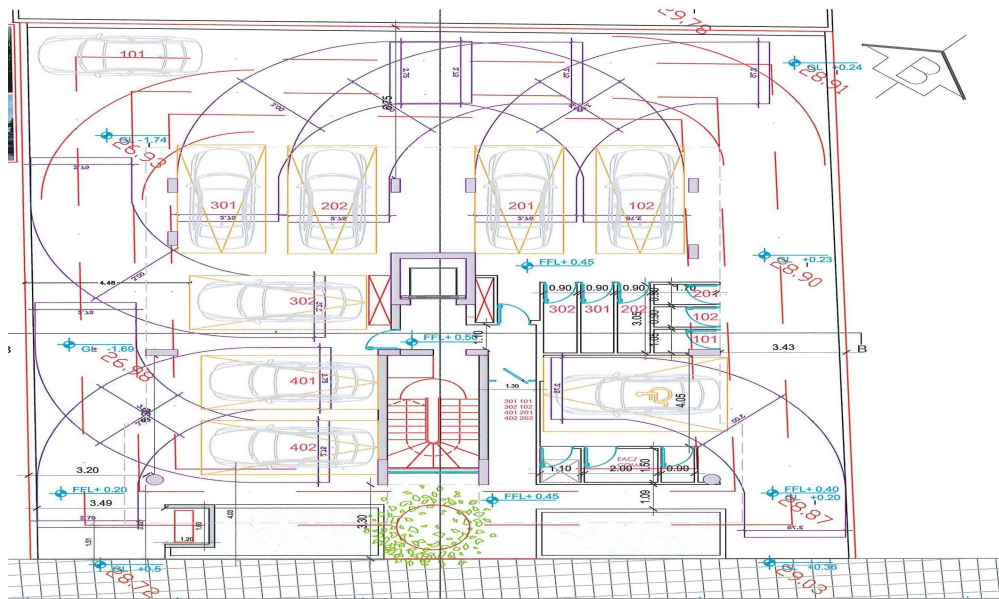
## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| 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> |              |            |                        |

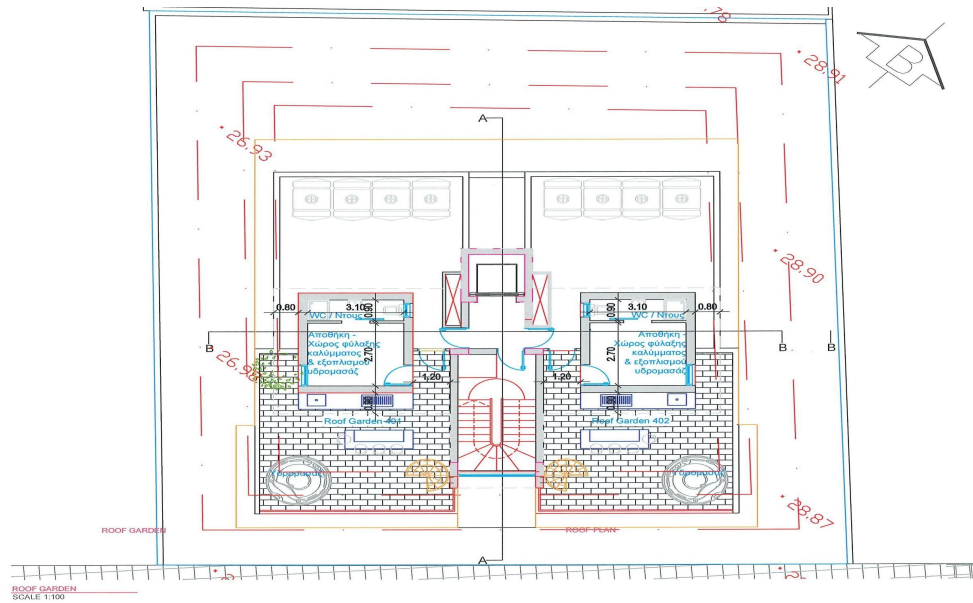
## Price change history

€298 000 on May 23, 2026





FLOOR PLANS 1st 2nd & 3rd  
SCALE 1:100



ROOF GARDEN  
SCALE 1:100