



For Sale, Apartment, Standard Apartment, Larnaca, Sotiros, 69.80m²

ABRAJ 123-APARTMENT 302, Anakreontos
24,Kathari area , Reg No 2/796

For Sale : **€ 187,000**

Description

Discover a luxurious third-floor apartment in the highly desirable Sotiros area of Larnaca, located just moments away from the new Cyprus Marina and close to a wide range of amenities and services. This contemporary residence perfectly combines elegance, comfort, and a strategic location, making it an ideal choice for both private residence and real estate investment in Cyprus.

The apartment features one spacious bedroom and one modern bathroom, while the open-plan kitchen flows seamlessly into the elegant living and dining area, creating a bright and welcoming environment ideal for both everyday living and entertaining. The covered veranda offers a pleasant outdoor relaxation space, while the carefully designed interiors reflect luxury and contemporary aesthetics throughout.

In addition, the property benefits from a private parking space and a storage room on the ground floor, enhancing both practicality and convenience. The Sotiros area is considered one of the most sought-after locations for apartment purchases in Larnaca, thanks to its immediate proximity to the new Marina, the city center, the seafront, schools, shops, restaurants, and all essential amenities.

The location presents strong investment potential, as the development of the new Marina is expected to significantly increase property values in the area, offering excellent capital growth prospects and attractive rental returns for apartments in Larnaca.

The property is subject to VAT.

Do not miss the opportunity to own an exceptional apartment in one of Larnaca's most rapidly developing and privileged areas.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
[Website](#)

Status: **Available**

Unit Number: **302**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **1**
Furnished: **Unfurnished**

Construction Stage: **Completed**
Bathrooms: **1**
Covered Parking: **1**

Construction Year: **2025**
Kitchen Type: **Open Plan**
Floors Building: **4**

Area

Internal Area: **50m²**

Covered Verandas: **20m²**

Covered Area: **70m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Elevator, Storage Space, Sea View



Gallery



FIRST FLOOR

- FLAT 101**
1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.3 SQM COVERED VERANDA
1.35 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA
TOTAL : 87.85 SQM
- FLAT 102**
1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
19.8 SQM COVERED VERANDA
1.35 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA
TOTAL : 90.35 SQM
- FLAT 103**
1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.1 SQM COVERED VERANDA
0.79 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA
TOTAL : 87.09 SQM





SECOND FLOOR

FLAT 201

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.3 SQM COVERED VERANDA
0.9 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 87.4 SQM

FLAT 202

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
19.8 SQM COVERED VERANDA
0.9 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 89.95 SQM

FLAT 203

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.1 SQM COVERED VERANDA
1.30 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 87.6 SQM



THIRD FLOOR

FLAT 301

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.3 SQM COVERED VERANDA
0.90 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 87.4 SQM

FLAT 302

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
19.8 SQM COVERED VERANDA
0.90 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 89.9 SQM

FLAT 303

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
17.1 SQM COVERED VERANDA
1.3 SQM STORAGE AREA
12 SQM PARKING SPACE
7.2 SQM COMMON AREA

TOTAL : 87.7 SQM

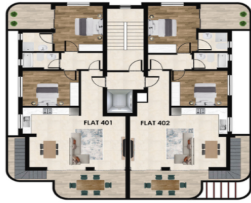


FOURTH FLOOR

FLAT 401

2 BEDROOMS
3 BATHROOMS
85.5 SQM INTERIOR
12.6 SQM COVERED VERANDA
66.4 SQM ROOF GARDEN
2.7 SQM STORAGE AREA
12 SQM PARKING SPACE
5.35 SQM COMMON AREA

TOTAL : 184.55 SQM



FLAT 402

2 BEDROOMS
3 BATHROOMS
85.5 SQM INTERIOR
12.6 SQM COVERED VERANDA
66.5 SQM ROOF GARDEN
2.7 SQM STORAGE AREA
12 SQM PARKING SPACE
5.35 SQM COMMON AREA

TOTAL : 184.65 SQM

FLAT 401

2 BEDROOMS
3 BATHROOMS
85.5 SQM INTERIOR
12.6 SQM COVERED VERANDA
66.4 SQM ROOF GARDEN
2.7 SQM STORAGE AREA
12 SQM PARKING SPACE
5.35 SQM COMMON AREA

TOTAL : 184.55 SQM



FLAT 402

2 BEDROOMS
3 BATHROOMS
85.5 SQM INTERIOR
12.6 SQM COVERED VERANDA
66.5 SQM ROOF GARDEN
2.7 SQM STORAGE AREA
12 SQM PARKING SPACE
5.35 SQM COMMON AREA

TOTAL : 184.65 SQM