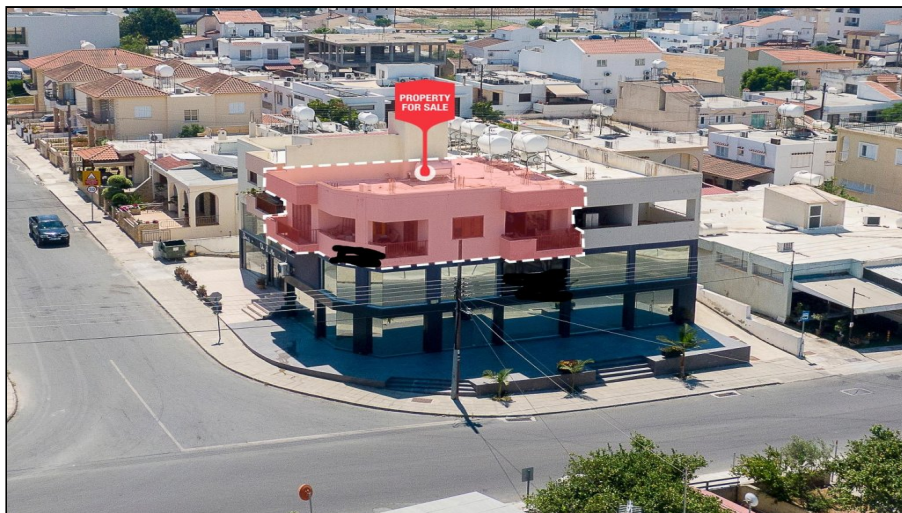




For Sale, Apartment, Standard Apartment, Larnaca, Sotiros

(ID:PR44725), (103) MEGARO FILIPPOS, SOTIROS, LARNAKA, REG. 2/654 (0/15807)

For Sale : **€ 165,000**

Description

2-Bedroom Apartment for Sale in Sotiros, Larnaca

Discover an exceptional opportunity to acquire a spacious 2-bedroom apartment in the highly sought-after Sotiros area of Larnaca. Combining a prime location, generous living spaces, and unique future development potential, this property is ideal for owner-occupation or as a long-term investment.

The apartment is situated approximately 1.4 km from the coastline and only 220 meters southwest of Larnaca Technical School, placing it within easy reach of supermarkets, schools, banks, cafés, restaurants, pharmacies, and all essential amenities. Larnaca city centre, Finikoudes Beach, and the main road network are just minutes away.

Located on the first floor of the well-maintained three-storey residential building, constructed around 2008, the apartment offers a bright and functional layout. It comprises an open-plan living, dining, and kitchen area, two comfortable bedrooms, a family bathroom with WC, and three covered verandas, creating generous indoor and outdoor living spaces.

According to the Title Deed, the property offers 83 sqm of internal covered area and an impressive 36 sqm of covered verandas, providing exceptional comfort and flexibility.

The apartment also benefits from the exclusive right to use a covered parking space in the basement of the building.

A truly unique feature of this property is the exclusive right to construct additional floors on Roof, with a total roof area of approximately 320 sqm, offering outstanding future development and investment potential.

The apartment has a separate Title Deed, ensuring a secure and straightforward ownership process.

The property is suitable for both private residence and rental investment, offering excellent long-term value in one of Larnaca's most established residential 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**

Status: **Available**

Unit Number: **103**

[Website](#)

Main Features

Property Subtype: **Standard Apartment**

Construction Stage: **Resale**

Construction Year: **2008**

Bedrooms: **2**

Bathrooms: **1**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **1**

Floors Building: **1**

Area

Internal Area: **83m²**

Covered Verandas: **36m²**



Gallery

