

## 2-Bedroom Duplex Penthouse with Roof Garden for Sale in Sotiros

**FOR SALE - € 290,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/260970>

Prop No. **260970**  
City: **Larnaca**  
Area: **Sotiros**  
Bedrooms: **2 Bedrooms**  
Bathrooms: **3 Baths**  
Covered area: **92 m<sup>2</sup>**  
Covered Veranda: **15 m<sup>2</sup>**  
Title deeds: **After construction**  
Property Type: **Duplex**  
Condition: **New**  
Delivery Date: **July 2027**

A contemporary gated residential development in the sought-after area of Sotiros, offering easy access to essential amenities and everyday services. The project is ideally located just 5 minutes from the American University of Cyprus (AUCY), approximately 8 minutes from Finikoudes Promenade and its sandy beaches, and 15 minutes from Larnaca International Airport.

The development comprises two modern blocks with a total of 17 apartments, designed to offer comfort and contemporary living.

This 2-bedroom duplex penthouse offers 92 sqm of internal covered area across two levels.

The first floor features a master bedroom, a second bedroom, a main bathroom, and a 15 sqm covered veranda.

The second floor offers a bright open-plan living and dining area with a fully fitted kitchen, as well as a guest WC.

The property also provides access to a 27 sqm private roof garden, featuring an additional guest WC and provision for a jacuzzi, ideal for outdoor relaxation and entertaining.

Each apartment includes a covered parking space and a private storage room.

The project is currently under construction, with estimated delivery scheduled for July 2027.

#### Property features

- Balcony
- Ceramic Flooring
- Covered Parking
- Double Glazing
- Energy Efficient
- Guest W.C
- Intercom System
- Lift
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Roof Garden
- Provision for jacuzzi
- Solar Panels
- Store Room

#### Mayfair Properties

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