

SOTIROS DEL SOL

SOTIROS · LARNACA · CYPRUS

STATUS	EXPECTED DELIVERY	TOTAL UNITS	COMPOSITION
Under Construction	September 2027	14 Exclusive Residences	6 × 1BR / 6 × 2BR / 2 PH

AVAILABILITY & PRICING

KEY PLAN AND LAYOUTS ON THE FOLLOWING PAGES

UNIT	FLOOR	TYPE	INTERNAL AREA M ²	COVERED VERANDA M ²	UNCOVERED VERANDA M ²	TOTAL AREA M ²	PRICE € EXCL. VAT
101	1	1 Bedroom	49.3	12.0	5.3	66.6	223,825
102	1	2 Bedroom	77.3	12.0	8.3	97.6	327,075
103	1	2 Bedroom	77.3	12.0	8.3	97.6	327,075
104	1	1 Bedroom	49.3	12.0	5.3	66.6	223,825
201	2	1 Bedroom	49.3	12.0	5.3	66.6	228,825
202	2	2 Bedroom	77.3	12.0	8.3	97.6	332,075
203	2	2 Bedroom	77.3	12.0	8.3	97.6	332,075
204	2	1 Bedroom	49.3	12.0	5.3	66.6	228,825
301	3	1 Bedroom	49.3	12.0	5.3	66.6	233,825
302	3	2 Bedroom	77.3	12.0	8.3	97.6	337,075
303	3	2 Bedroom	77.3	12.0	8.3	97.6	337,075
304	3	1 Bedroom	49.3	12.0	5.3	66.6	233,825
401	4	3 Bedroom PENTHOUSE	94.6	34.5	41.0	170.1	463,760
402	4	3 Bedroom PENTHOUSE	94.6	34.5	41.0	170.1	463,760

PARKING	STORAGE	SPECIFICATION	LOCATION
One allocated parking space included with every apartment.	Private storage room available as an option, subject to availability.	Contemporary architecture with fully finished, high specification interiors.	Central Larnaca, minutes from the American Academy, cafes and retail.

GENERAL TERMS

- All prices are quoted in Euro and are exclusive of VAT. Cyprus standard VAT is 19%; a reduced rate of 5% may apply to a qualifying primary residence, subject to eligibility criteria and Tax Department approval.
 - Prices exclude transfer fees, stamp duty, legal fees, utility connections and any purchaser-requested modifications.
 - Areas shown are approximate, taken from the architectural drawings, and may be subject to minor construction tolerances.
- Each apartment is delivered with one allocated parking space. Storage rooms are optional and priced separately.
 - This price list is dated 08/2026 and supersedes all previous editions. Prices and availability are subject to change without prior notice.
 - Issued for information purposes only. This document does not constitute a binding offer or a contract of sale.

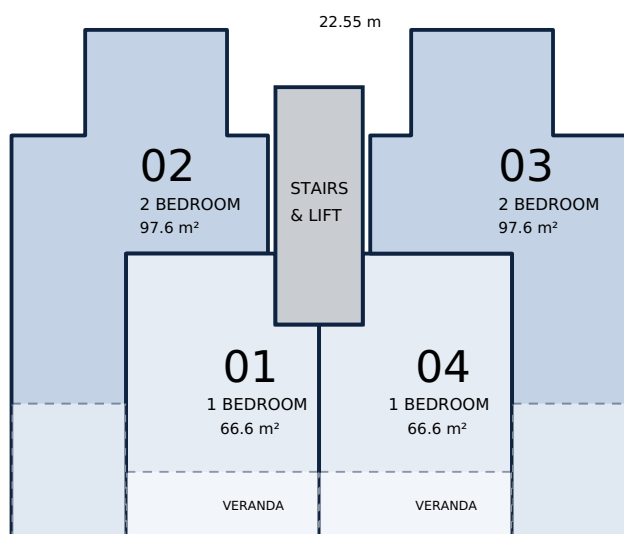
FLOOR KEY PLAN

SOTIROS DEL SOL · LARNACA · CYPRUS

WHERE EACH APARTMENT SITS

Four apartments per floor on levels one to three, arranged symmetrically around a central staircase and lift core. The two-bedroom apartments occupy the outer ends of the plate and wrap around to the rear; the one-bedroom apartments sit either side of the centre line at the front. Level four holds the two penthouses, each taking half the plate front to back with its own jacuzzi terrace.

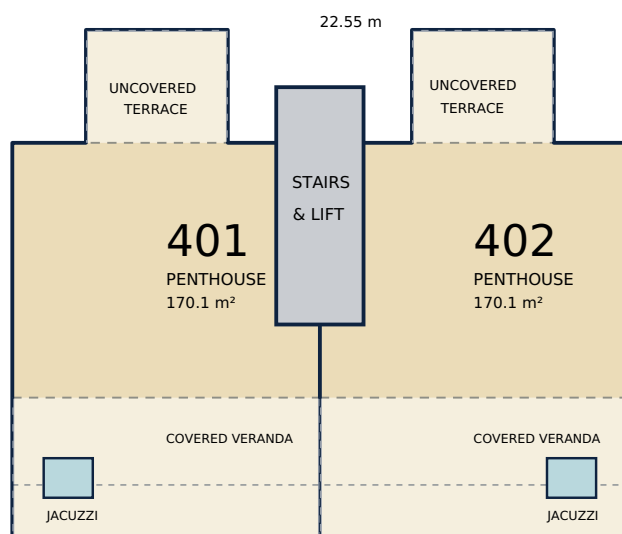
FLOORS 1 · 2 · 3 TYPICAL LEVEL



MAIN VERANDA FRONTAGE

Unit numbers carry the floor as a prefix: position 01 is flat 101 on the first floor, 201 on the second, 301 on the third.

FLOOR 4 PENTHOUSE LEVEL



MAIN VERANDA FRONTAGE

Each penthouse takes one half of the plate, with an uncovered terrace to the rear and a covered veranda, open terrace and jacuzzi to the front.

1 Bedroom 2 Bedroom 3 Bed Penthouse Staircase & lift core Veranda / terrace

LEVEL	POSITION 01	POSITION 02	POSITION 03	POSITION 04
First floor	101	102	103	104
Second floor	201	202	203	204
Third floor	301	302	303	304
Fourth floor	401 · left half of the plate		402 · right half of the plate	

NOTES

- Schematic key plan for orientation only, not drawn to scale. Room layouts, wall thicknesses and openings are shown on the architectural drawings, which prevail in every case.
- Every apartment includes one allocated parking space; storage rooms are optional and priced separately.
- See the price list for current pricing and availability, and the apartment layouts for room-by-room detail.

ONE BEDROOM APARTMENT



FLAT NUMBER	101 , 201 , 301
AREA (ENCLOSED)	49.3 SQM
COVERED VERANDA	12 SQM
UNCOVERED VERANDA	5.3 SQM
TOTAL AREA	66.6 SQM

PRICE · EXCLUDING VAT		
FLAT 101 € 223,825	FLAT 201 € 228,825	FLAT 301 € 233,825

ONE BEDROOM APARTMENT

FLAT NUMBER	104 , 204 , 304
AREA (ENCLOSED)	49.3 SQM
COVERED VERANDA	12 SQM
UNCOVERED VERANDA	5.3 SQM
TOTAL AREA	66.6 SQM

PRICE - EXCLUDING VAT		
FLAT 104	FLAT 204	FLAT 304
€ 223,825	€ 228,825	€ 233,825



TWO BEDROOM APARTMENT



FLAT NUMBER	103 , 203 , 303
AREA (ENCLOSED)	77.3 SQM
COVERED VERANDA	12 SQM
UNCOVERED VERANDA	8.3 SQM
TOTAL AREA	97.6 SQM

PRICE · EXCLUDING VAT		
FLAT 103 € 327,075	FLAT 203 € 332,075	FLAT 303 € 337,075

TWO BEDROOM APARTMENT

FLAT NUMBER	102 , 202 , 302
AREA (ENCLOSED)	773 SQM
COVERED VERANDA	12 SQM
UNCOVERED VERANDA	8.3 SQM
TOTAL AREA	97.6 SQM

PRICE - EXCLUDING VAT		
FLAT 102 € 327,075	FLAT 202 € 332,075	FLAT 302 € 337,075



THREE BEDROOM PENTHOUSE

FLAT NUMBER	401
AREA (ENCLOSED)	94.6 SQM
COVERED VERANDA	34.5 SQM
UNCOVERED VERANDA	41 SQM
TOTAL AREA	170.1 SQM

PRICE - EXCLUDING VAT
FLAT 401
€ 463,760



THREE BEDROOM PENTHOUSE



FLAT NUMBER	402
AREA (ENCLOSED)	94.6 SQM
COVERED VERANDA	34.5 SQM
UNCOVERED VERANDA	41 SQM
TOTAL AREA	170.1 SQM

PRICE · EXCLUDING VAT
FLAT 402 € 463,760