

#13722

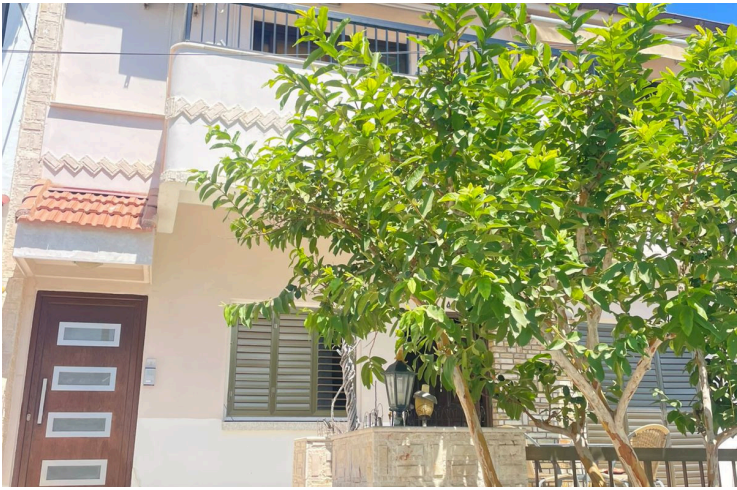
# ? Three-Floor House for Sale – Unique Investment or Family Opportunity in Sotiros Larnaca ! (13722)

📍 SOTIROS, Larnaca

€470,000












# Overview

## Specifications

Bedrooms		Covered	
 7		 286 m <sup>2</sup>	
Type	Semi-Detached House		
Showers	3		
Toilets	3		
Plot	277 m <sup>2</sup>		
Status	Resale		
Year of construction	2010		
Title deed	Final approval		
Furnished	Partially furnished		
Structure	Concrete		
Facade	Concrete		
Energy efficiency rating	 B		

## Description

- ? Asking Price: €470,000 (Negotiable)
- ? Quiet Location | Park View | Professional License | Expansion Possibility
- ? Basement Level – 56 sq.m. (Multipurpose Space)
- A spacious open-plan basement with great potential!
- Ideal to convert into a garage, apartment, or guest house
- Includes a kitchen area and an outdoor shower
- Access from both the rear veranda with pergola and the parking area
- Natural light through closed light well
- Versatile, can serve as a studio, gym, or independent living space
- ? Ground Floor House – 150 sq.m. + 50 sq.m. covered veranda (Built in 1983)
- A comfortable, spacious family home with multiple layout options:



# Additional information

## Facilities

Aircondition, Split system

Parking, Covered

Heating, Split system

Solar water heater

Outdoor shower

Storage

## Features

Balcony

Bright

Easy access to highway

Fly screens

Near amenities

Quiet area

Veranda, large

Balcony, front

Combined kitchen and dining area

Easy access to main roads

Guest WC

Near bus route

Shower

Barbeque

Connected to electric mains

En suite shower

Investment opportunity

Office

Veranda

## Distances

Amenities

 200 m

Airport

 7 km

Sea

 2.5 km

Public transport

 450 m


Schools

 150 m

## Contact us



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