ELITEEDGE

PROPERTY DEVELOPMENT · CYPRUS

PRICE LIST
EDITION 11 / 2026

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

TYPICAL LAYOUTS ON THE FOLLOWING PAGES

UNIT	FLOOR	TYPE	INTERNAL AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	TOTAL AREA M²	PRICE € EXCL. VAT
101	1	1 Bedroom	49.3	14.9	—	64.2	202,000
102	1	2 Bedroom	77.3	18.7	—	96.0	300,000
103	1	2 Bedroom	77.3	18.7	—	96.0	300,000
104	1	1 Bedroom	49.3	14.9	—	64.2	202,000
201	2	1 Bedroom	49.3	14.9	—	64.2	207,000
202	2	2 Bedroom	77.3	18.7	—	96.0	305,000
203	2	2 Bedroom	77.3	18.7	—	96.0	305,000
204	2	1 Bedroom	49.3	14.9	—	64.2	207,000
301	3	1 Bedroom	49.3	14.9	—	64.2	212,000
302	3	2 Bedroom	77.3	18.7	—	96.0	310,000
303	3	2 Bedroom	77.3	18.7	—	96.0	310,000
304	3	1 Bedroom	49.3	14.9	—	64.2	212,000
401	4	3 Bedroom PENTHOUSE	94.6	34.5	37.1	166.2	464,000
402	4	3 Bedroom PENTHOUSE	94.6	34.5	37.1	166.2	464,000

PARKING

One allocated parking space included with every apartment.

STORAGE

Private storage room available as an option, subject to availability.

SPECIFICATION

Contemporary architecture with fully finished, high specification interiors.

LOCATION

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 11/2026 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.

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SOTIROS DEL SOL

ONE BEDROOM APARTMENT



FLAT NUMBER	101 , 201 , 301
AREA (ENCLOSED)	49.3 SQM
COVERED VERANDA	14.9 SQM
UNCOVERED VERANDA	—
TOTAL AREA	64.2 SQM

PRICE · EXCLUDING VAT

FLAT 101	FLAT 201	FLAT 301
€ 202,000	€ 207,000	€ 212,000

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SOTIROS DEL SOL

ONE BEDROOM APARTMENT

FLAT NUMBER	104 , 204 , 304
AREA (ENCLOSED)	49.3 SQM
COVERED VERANDA	14.9 SQM
UNCOVERED VERANDA	—
TOTAL AREA	64.2 SQM

PRICE · EXCLUDING VAT

FLAT 104	FLAT 204	FLAT 304
€ 202,000	€ 207,000	€ 212,000



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SOTIROS DEL SOL

TWO BEDROOM APARTMENT



FLAT NUMBER	103 , 203 , 303
AREA (ENCLOSED)	77.3 SQM
COVERED VERANDA	18.7 SQM
UNCOVERED VERANDA	—
TOTAL AREA	96.0 SQM

PRICE · EXCLUDING VAT

FLAT 103	FLAT 203	FLAT 303
€ 300,000	€ 305,000	€ 310,000

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SOTIROS DEL SOL

TWO BEDROOM APARTMENT

FLAT NUMBER	102 , 202 , 302
AREA (ENCLOSED)	77.3 SQM
COVERED VERANDA	18.7 SQM
UNCOVERED VERANDA	—
TOTAL AREA	96.0 SQM

PRICE · EXCLUDING VAT

FLAT 102	FLAT 202	FLAT 302
€ 300,000	€ 305,000	€ 310,000



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SOTIROS DEL SOL

THREE BEDROOM PENTHOUSE

FLAT NUMBER	401
AREA (ENCLOSED)	94.6 SQM
COVERED VERANDA	34.5 SQM
UNCOVERED VERANDA	37.1 SQM
TOTAL AREA	166.2 SQM

PRICE · EXCLUDING VAT
FLAT 401
€ 464,000



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SOTIROS DEL SOL



THREE BEDROOM PENTHOUSE

FLAT NUMBER	402
AREA (ENCLOSED)	94.6 SQM
COVERED VERANDA	34.5 SQM
UNCOVERED VERANDA	37.1 SQM
TOTAL AREA	166.2 SQM

PRICE · EXCLUDING VAT

FLAT 402

€ 464,000

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