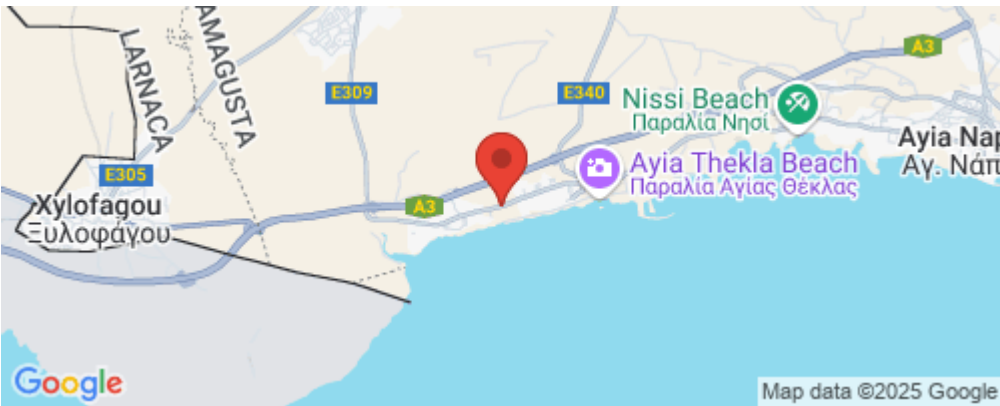


5 Bedroom House for Sale in Sotira, Famagusta District

An exclusive new development of luxury living rises in a secluded seafront setting of Ayia Thekla, only a stone’s throw away from the Ayia Napa Marina and some of the most famous blue flag beaches. This cluster of seven villas is ideally located to capture the natural beauty of the east coast of Cyprus, built together to create a tight-knit community while still maintaining the privacy of its residents. These spacious, modern residences are perfect for anyone seeking a permanent residence or a holiday home in one of these seven villas, of which 5 have a sea view and 2 a seafront location. Each home has three floors and includes 2 bedrooms, one master bedroom, and three bathroo...



Property Info

Plot / Area Info

Additional info

Covered Area	263	Plot area	601	Reference Number	37800
				Property type	House
				Condition	Brand New
				Construction Year	2023

Amenities

Location

Location: Sotira                      Region: Famagusta  
Coordinates: 34.9779 / 33.9179

## Price: €1 390 000 + VAT

VAT for this property is **€153,111** or **€264,100**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 285.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€1 600 000 on Mar 9, 2024

€1 590 000 on Apr 6, 2024

€1 390 000 on Mar 5, 2025









