

## 3 Bedroom Apartment for Sale in Sotira, Famagusta District

Three Bedroom Apartment in Sotira village, Famagusta. Sotira has a variety of traditional taverns, coffee shops, boutiques, and banks. International School is just a 5-minute drive away, in the nearby town of Paralimni. The cosmopolitan resort of Ayia Napa with the blue flag beaches, is also just a 5-minute drive away, while Protaras with its famous Fig Tree Bay is a 15-minute drive away. Easy access to Larnaca, Limassol Nicosia motorway.

Three Bedroom Apartment for sale in Sotira village, Famagusta. The apartment is on the first floor with internal covered area of 110.8 sq.m. It consists of open plan kitchen, dining area, living room, three bedrooms, the master bedroom is en suite...

### Property Info

Covered Area  
Air Conditioning

**111**  
**All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **44969**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Sotira  
Coordinates: **35.027416867931 / 33.960887174205**

Region: **Famagusta**

**Price: €236 000 + VAT**

VAT for this property is **€11,800** or **€44,840**. 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>€2 126.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€236 000 on Apr 5, 2025













