

1 Bedroom Apartment for Sale in Sotira, Famagusta District

Residential project nestled in Sotira village offering an unparalleled blend of comfort, style, convenience and incredible sights of the lake teeming with graceful flamingos. With meticulous attention to detail and an emphasis on modern living, Residences presents an exceptional living experience for individuals and families alike.



Location: Sotira, a serene and picturesque town renowned for its tranquillity and charm, sets the perfect backdrop for the Residences. Situated conveniently, residents enjoy easy access to essential amenities while relishing the peaceful ambiance of the surroundings.

Architecture: Comprising two elegantly designed blocks, Sotira Residences boas...

| Property Info    |                                                | Plot / Area Info |                   | Additional info  |           |
|------------------|------------------------------------------------|------------------|-------------------|------------------|-----------|
| Covered Area     | 85                                             | Pool             | Yes               | Reference Number | 14271     |
| Air Conditioning | All rooms, Yes                                 | Parking          | Covered, Yes      | Property type    | Apartment |
|                  |                                                |                  |                   | Condition        | Brand New |
|                  |                                                |                  |                   | Bathrooms        | 1         |
| Amenities        |                                                | Location         |                   |                  |           |
| • Garden         | Location: Sotira                               |                  | Region: Famagusta |                  |           |
|                  | Coordinates: 35.027369808043 / 33.961033074716 |                  |                   |                  |           |

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>€1 647.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€179 000 on May 2, 2025  
€128 000 on Jul 11, 2025  
€189 000 on Jul 12, 2025  
€140 000 on Oct 1, 2025





