

3 Bedroom House for Sale in Sotira, Famagusta District

Charming Three-Bedroom Villa For Sale with Private Pool in Sotira, Famagusta. Beautiful detached villa for sale in the serene community of Sotira, in the Famagusta District. Ideally located just 500 meters from the coastline and approximately 2 km from Agia Thekla Beach and the prestigious Ayia Napa Marina. The property offers excellent access to the highway and the main road connecting Sotira to Ayia Napa, Paralimni, and Protaras, making it perfect for both holidaymakers and permanent residents.

The villa sits on a generous 302 sq.m. plot and offers 125 sq.m. of internal covered areas. It features a comfortable layout across two levels. The ground floor comprises a spacious living...

Property Info		Plot / Area Info		Additional info	
Covered Area	125	Plot area	302	Reference Number	51786
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Pre-Owned
				Bathrooms	1

Amilities	Location	Region
• Guest WC	Location: Sotira Coordinates: 34.978370239363 / 33.909324278907	Famagusta

Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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	Excluded	Title transfer fee Price per SQM	~€6 200.00 €1 920.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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Price change history

€240 000 on May 29, 2025











