

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

Reference ID: #SA36712 Price details: €240,000 Two-storey, 3 bedroom detached house with a swimming pool in Sotira community, in Famagusta District. The property is ideally located close to the highway and the main road that connects Sotira to Ayia Napa and has excellent access both to Paralimni and Protaras, as well as to the beautiful beaches of the area. The property was constructed around 2004 and it is in an average state of maintenance. The ground floor consists of a living / dining room with a fireplace, a kitchen area, a guest toilet and covered uncovered verandas. On the first floor there are three bedrooms and a bathroom with WC and verandas. Externally, besides a swimming pool,...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>128</b>	Plot area	<b>302</b>	Reference Number	<b>SA36712</b>
Total Number of Floors	<b>2</b>			Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amenities	Location	Region
	<b>Location:</b> Sotira Coordinates: <b>34.978349382269 / 33.909127392025</b>	<b>Famagusta</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€6 200.00</b> <b>€1 875.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€240 000 on Jun 26, 2025





