

3 Bedroom House for Sale in Sotira, Famagusta District

Discover a new residential project in one of the most desirable areas of Famagusta, the peaceful village of Sotira. This boutique collection of modern three-bedroom villas offers an exceptional lifestyle for families seeking a permanent home surrounded by nature, while staying close to urban conveniences.

Thoughtfully laid out over two levels, each villa boasts spacious interiors filled with natural light. The ground floor features an open-plan living area with large windows, a sleek modern kitchen, and a dining space that flows seamlessly onto a covered veranda — perfect for outdoor dining or relaxing. Upstairs, you'll find three comfortable bedrooms and well-appointed bathroom...



Property Info		Plot / Area Info		Additional info	
				Reference Number	f26502
Covered Area	174	Plot area	258	Property type	House
				Construction Year	2026
				Bathrooms	3
Amenities		Location			
		Location: Sotira		Region: Famagusta	
		Coordinates: 35.0116 / 33.951			

**Price: €296 000 + VAT**

VAT for this property is **€20,516** or **€56,240**. 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>~€8 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 701.00/m²</b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€296 000 on Jul 14, 2025





