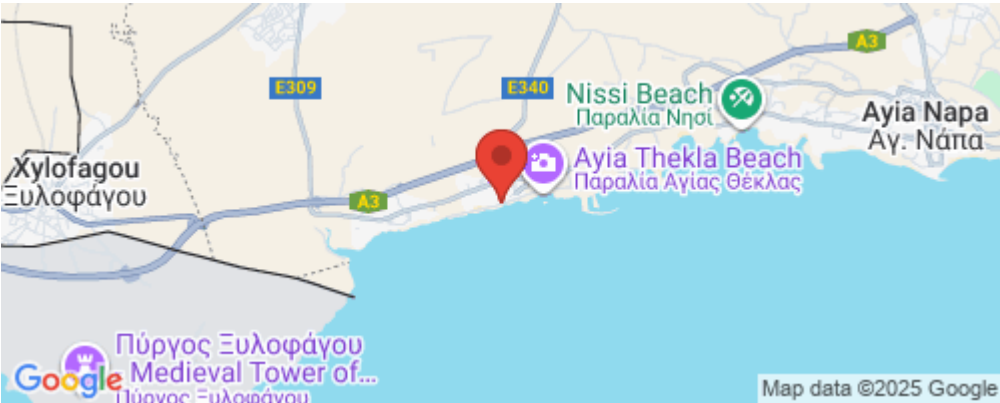


5 Bedroom House for Sale in Sotira, Famagusta District

Discover an unparalleled opportunity to own one of the island’s most coveted residences, nestled along the white sands of Ayia Thekla. Welcome to a sanctuary of elegance, where two exclusive mansions redefine Mediterranean luxury living. For the discerning yachtsman, the possibility for a private jetty offers direct access to the open sea, inviting endless nautical adventures right from your doorstep. Seamlessly blending indoor and outdoor living, these fully furnished architectural masterpieces offer uninterrupted, panoramic views of the azure waters, set within expansive landscaped gardens. Spanning four floors, each residence features up to five spacious bedrooms and seve...



Property Info

Covered Area	471
Covered Veranda	35
Uncovered Veranda	217
Furnishing	Furnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2279
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	10488
Property type	House
Bathrooms	5+

Amenities

- Parking

Location

Location: Sotira  
Coordinates: 34.977819 / 33.927521

Region: Famagusta

## Price: €10 000 000 + VAT

VAT for this property is **€1,454,140** or **€1,900,000**. 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>~€396 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€21 231.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€10 000 000 on Oct 8, 2025













