

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	
Covered Area	174				
Covered Veranda	28			Reference Number	13601
Uncovered Veranda	19	Plot area	258	Property type	House
Furnishing	Unfurnished	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Bathrooms	3
Air Conditioning	All rooms, Yes				

Amenities	Location	
• Parking	Location: Sotira	Region: Famagusta

Coordinates: **35.019674 / 33.959082**

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	Excluded	Title transfer fee Price per SQM	None €1 701.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€296 000 on Oct 9, 2025





