

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

Covered Area	174
Covered Veranda	28
Uncovered Veranda	19
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	258
Parking	Covered, Yes

Additional info

Reference Number	13601
Property type	House
Condition	Under Construction
Bathrooms	3

Amenities

- Parking

Location

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	None	Common expenses	None
		Price per SQM	€1 701.00/m²		

Representative: Cyprus Sotheby's International Realty

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

Price change history

€296 000 on Oct 9, 2025





