


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

Nestled in the charming and tranquil town of Sotira, this elegant new residential complex has been thoughtfully designed to offer modern families a lifestyle of comfort, convenience, and harmony. The development comprises two stylish two-story buildings and presents a diverse selection of layouts – from cozy one-bedroom apartments to spacious three-bedroom residences, as well as an exclusive penthouse with its own private rooftop terrace, perfect for outdoor living and relaxation. 

The complex is gated and secure, providing residents with peace of mind and beautifully planned communal spaces. Amenities include a refreshing swimming pool for leisurely sunny days and a contempora...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>136</b>            |
| Covered Veranda        | <b>22</b>             |
| Floor Number           | <b>1</b>              |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>14192</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Sotira      Region: **Famagusta**  
Coordinates: **35.027414 / 33.960891**

## Price: €237 000 + VAT

VAT for this property is **€11,850** or **€45,030**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 743.00/m<sup>2</sup></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>              |
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## Price change history

€237 000 on Oct 9, 2025









