

## 2 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 contempor...

| Property Info          | Plot / Area Info      | Additional info |              |                           |
|------------------------|-----------------------|-----------------|--------------|---------------------------|
| Covered Area           | <b>101</b>            |                 |              |                           |
| Covered Veranda        | <b>22</b>             |                 |              |                           |
| Floor Number           | <b>2</b>              | Pool            | Common, Yes  | Reference Number          |
| Total Number of Floors | <b>2</b>              | Parking         | Covered, Yes | <b>14197</b>              |
| Furnishing             | <b>Unfurnished</b>    |                 |              | Property type             |
| Energy Efficiency      | <b>A</b>              |                 |              | <b>Apartment</b>          |
| Air Conditioning       | <b>All rooms, Yes</b> |                 |              | <b>Under Construction</b> |
|                        |                       |                 |              | <b>2</b>                  |
|                        |                       |                 |              | Bathrooms                 |

### Amenities

- Parking

### Location

**Location:** Sotira

Region: **Famagusta**

Coordinates: **35.027414 / 33.960891**

## Price: €181 000 + VAT

VAT for this property is **€9,050** or **€34,390**. 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<br>Price per SQM | <b>None</b><br><b>€1 792.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|                     |              |            |  |
|---------------------|--------------|------------|--|
| Registration number | <b>1013</b>  | Email      | <a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a> |
| License number      | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>   |

Phone: **+35726080180, +35797612926**

## Price change history

€181 000 on Nov 7, 2025









