

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

Two Bedroom First Floor Apartment For Sale in Sotira with Title Deeds. This fully renovated modern two double bedroom first floor apartment with spacious veranda is located on the outskirts of Sotira, on a quiet residential complex that benefits from a communal swimming pool, tennis courts and children's play area. Also a short walk to all local amenities, including bakery, supermarkets, bank and a church. A short drive brings you to the fabulous Ayia Thekla beach and motorway A3 with exits towards Ayia Napa, Paralimni and Larnaca. The apartment has open plan lounge, dining and fully fitted kitchen. Two double bedrooms both with fitted wardrobes and patio door ...

| Property Info          | Plot / Area Info | Additional info                  |
|------------------------|------------------|----------------------------------|
| Covered Area <b>68</b> |                  | Reference Number <b>epcc5608</b> |
|                        |                  | Property type <b>Apartment</b>   |
|                        |                  | Condition <b>Pre-Owned</b>       |
|                        |                  | Bathrooms <b>1</b>               |

## Price: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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>~€3 025.00</b>              |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 279.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€155 000 on Nov 20, 2025





