

4 Bedroom House for Sale in Sotira, Famagusta District

Four Bedroom Semi Detached Villa for Sale in Sotira with Title Deeds ✖
 This beautifully presented four bedroom semi detached villa is situated on a 285 m2 plot in the highly desirable village of Sotira, offering refined living spaces and exceptional comfort throughout. Designed with both style and functionality in mind, the ground floor features a sophisticated formal lounge and dining area, alongside a second, more relaxed living room with an elegant feature fireplace. The contemporary fitted kitchen with dining area is complemented by a separate sunroom, creating a bright and versatile living environment. A ground floor double bedroom ideal as a guest suite or priva...

Property Info

Plot / Area Info

Additional info

Covered Area

199

Plot area

250

Reference Number

epcc5926

Property type

House

Condition

Pre-Owned

Bathrooms

3

Amenities

Location

Location: Sotira

Region: **Famagusta**

Coordinates: **35.02525 / 33.93859**

Price: €389 000 + VAT

VAT for this property is **€32,860** or **€73,910**. 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.

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|------------|------------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€12 160.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €1 955.00/m² | | |

Representative: Emerald Property Consultants

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

Price change history

€389 000 on Mar 19, 2026











