

<b>Property Code:</b>	A11467	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Sotira	<b>Internal Area:</b>	138 m <sup>2</sup>
<b>Plot Area:</b>	220 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking	Detached	Garden	Optional Roof Garden
Optional Swimming Pool	Provision for Air-conditioning		

**Description:**

## Modern 3-Bedroom Villa for Sale in Sotira, Famagusta

Beautiful modern villa located in a contemporary residential complex in Sotira, offering comfort, functionality, and a peaceful lifestyle just 8 km from the beach.

The development consists of only 12 exclusive villas and bungalows, creating a private and welcoming community ideal for both permanent residence and holiday living.

This stylish property features 138 sqm of covered internal area, 18 sqm of covered verandas, and sits on a 285 sqm plot. The villa offers 3 spacious bedrooms and 3 modern bathrooms, designed with high-quality finishes and a practical layout that maximizes natural light and living space.

Additional options include a private swimming pool and roof garden, allowing buyers to customize the property to suit their lifestyle and enjoy outdoor living to the fullest.

Located in a quiet area with easy access to local amenities, schools, shops, and nearby coastal resorts, this home combines tranquility with convenience.

**Key Features:**

- 3 Bedrooms
- 3 Bathrooms
- 138 sqm Covered Internal Area
- 18 sqm Covered Verandas
- 220 sqm Plot
- Part of an Exclusive Development of 12 Villas & Bungalows
- 8 km from the Beach
- Optional Swimming Pool
- Optional Roof Garden
- Contemporary Design
- Ideal for Permanent Residence or Investment
- Peaceful Location with Easy Access to Amenities

# MODERN 3 BEDROOM VILLA FOR SALE IN SOTIRA

€ 330 000

An excellent opportunity to own a modern home in the growing area of Sotira, close to the beautiful coastline of the Famagusta district.



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