

<b>Код Объекта:</b>	A9478	<b>Тип:</b>	Продажа - Apartment
<b>Местоположение:</b>	Фамагуста - Sotira	<b>Площадь:</b>	76 м <sup>2</sup>
<b>Спальни:</b>	2	<b>Ванные:</b>	2
<b>Год постройки:</b>	2028	<b>Статус:</b>	С планов
<b>НДС:</b>	+ VAT		

**Особенности недвижимости:**

Covered Parking      Elevator      Storage

**Описание:**

## New Apartments in Sotira for sale

This residential development consists of 13 one- and two-bedroom apartments, all designed with comfort and privacy in mind. Each unit offers spacious accommodation, featuring large balconies and roof gardens (for second-floor apartments).

The apartments come with a wide selection of high-quality finishes and include generous wardrobes, well-designed kitchens, provisions for integrated appliances, and central air conditioning. These thoughtful details provide flexibility and premium quality to meet even the most discerning buyer's expectations.

Additional amenities include private parking for all residents, a communal barbecue area, disabled-friendly facilities, and an elevator.

### Key Features

**Total area:** 60 - 193.5 m<sup>2</sup>

**Internal area:** 50 - 81.5 m<sup>2</sup>

**Covered balconies:** 9 - 19.5 m<sup>2</sup>

**Uncovered balconies:** 14.5 m<sup>2</sup>

**Roof gardens:** 40 - 91 m<sup>2</sup>

### The Location (Ayia Napa - Sotira)

Situated on the outskirts of Sotira, this development enjoys an elevated position with sea views, just five minutes from Ayia Thekla Beach and Paralimni.

Sotira offers a taste of authentic Cypriot life, with some of the island's finest traditional taverns. Nature lovers can explore the nearby Ayios Antonios park, home to a Byzantine chapel and stunning sea views.

Additionally, the local municipality has submitted plans to transform the seafront zone, stretching from Ayia Napa Marina to Potamos National Park. The proposed upgrades include a coastal footpath, landscaped gardens, parking areas, beaches, and piers. Potamos National Park, currently under construction, will feature riverbank landscaping, nature trails, a museum, and recreational

facilities—making the area one of the most desirable locations on the island.

With easy access to amenities, just minutes from Ayia Napa's white sandy beaches and 30 minutes from Larnaca International Airport, this development is ideal for both permanent living and holiday homes.



