

4-Bedroom Villa for Sale in Sotira

FOR SALE - € 330,000 + VAT EUR



<https://www.mayfaircyprus.net/p/261361>

Prop No. **261361**
City: **Famagusta**
Area: **Sotira**
Bedrooms: **4 Bedrooms**
Bathrooms: **3 Baths**
Covered area: **136 m²**
Covered Veranda: **15 m²**
Plot: **220 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**
Delivery Date: **September 2028**

Situated in the heart of Sotira, in a peaceful residential area, this modern gated development offers an ideal combination of comfort, privacy, and convenience. Ideally located close to everyday amenities and schools, it is just 4 km from the area's golden sandy beaches and crystal-clear waters.

The development comprises 8 contemporary villas and 4 bungalows, offering a selection of 2, 3, and 4-bedroom residences.

Set on a 220 sqm private plot, the 4-bedroom villa offers 136 sqm of internal living space, thoughtfully designed for modern family living. The ground floor features a bright open-plan kitchen, dining and living area, along with a guest bedroom with an en-suite bathroom. The first floor comprises a master bedroom with an en-suite bathroom, two additional bedrooms, and a main family bathroom.

The property also benefits from a 15 sqm covered veranda, ideal for outdoor dining and relaxation, with the option of a private swimming pool with an outdoor shower and a roof garden, offering additional space for entertaining and leisure. A designated covered parking space is also included.

An excellent choice for permanent residence, a holiday home, or investment.

The project is currently off-plan, with estimated delivery in September 2028.

Property features

- Balcony
- Ceramic Flooring
- Covered Parking
- Double Glazing
- En-suite
- Granite Worktop
- Intercom System
- Main Bathroom
- Open Plan Fitted Kitchen
- Optional Pool
- Outside Shower
- Pressurized Water System
- Solar Panels

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