

CL01

# Cozy Living in Sotira - CZ01

 Sotira, Famagusta

**€360,000** +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 3

Covered

 144 m<sup>2</sup>

Type	<b>Detached Villa</b>
Plot	<b>285 m<sup>2</sup></b>
Covered veranda	<b>16.7 m<sup>2</sup></b>
Covered parking	<b>16 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>A+</b>

## Description

A serene residential development set on the hillside of Sotira, offering a perfect blend of comfort, space, and tranquility. The project consists of 4 modern villas and 8 stylish bungalows, thoughtfully designed to suit a variety of lifestyles.

The villas feature 4 bedrooms with an internal area of 145m<sup>2</sup>, set on generous plots ranging from 220m<sup>2</sup> to 300m<sup>2</sup>, providing ample outdoor space for private living. The bungalows offer 2 or 3 bedroom options with 104m<sup>2</sup> internal areas, ideal for those seeking single-level convenience and comfort.

Located in a quiet yet well-connected area, Cozy Living enjoys easy access to Paralimni and Ayia Napa, making it an excellent choice for permanent residence, holiday homes, or investment.



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Pool, Optional

Solar photovoltaic panels  
(provision)

Solar water heater

## Features

Combined kitchen and dining  
area

Country view

Distressed property

Double glazing

Easy access to highway

Electric car charger (provision)

En suite shower

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

Guest WC

High ceilings

Internal stairs

Luxury specifications

Modern design

Open plan

Pipe-in-pipe plumbing system

Quiet area

Sound insulation

## Distances

Amenities

 300 m

Airport

 35 km

Sea

 2 km

Public transport

 200 m