CL02

# Cozy Living in Sotira - CZ02

Sotira, Famagusta

**€330,000** +VAT








2
3
4
5
6
7
12











# Overview

## Specifications

| Bedrooms | Bathrooms | Covered |
|---|---|---|
| 4 | 3 | 136 $m^2$ |

| | | | |
|---|---|---|---|
| Type | **Link-Detached Villa** | Status | **Off plan** |
| Plot | **226 $m^2$** | Year of construction | **2026** |
| Covered veranda | **19.7 $m^2$** | Energy efficiency rating | **A+** |
| Covered parking | **16 $m^2$** | | |

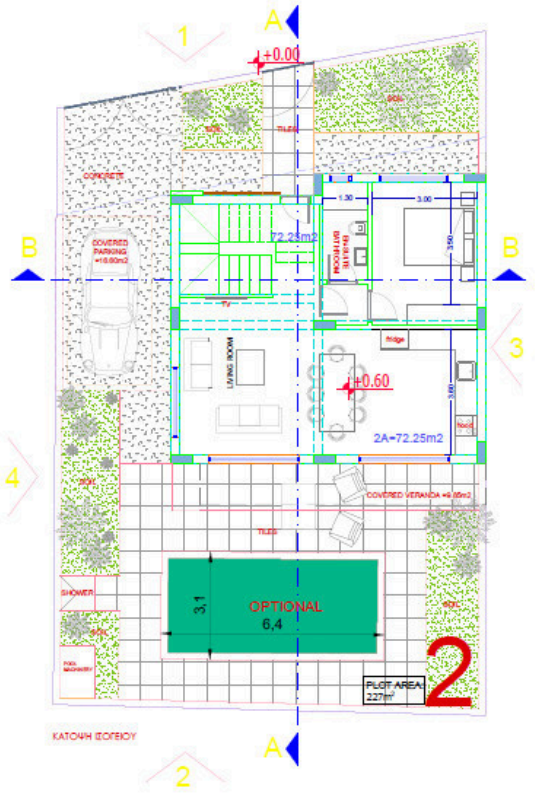
## Description

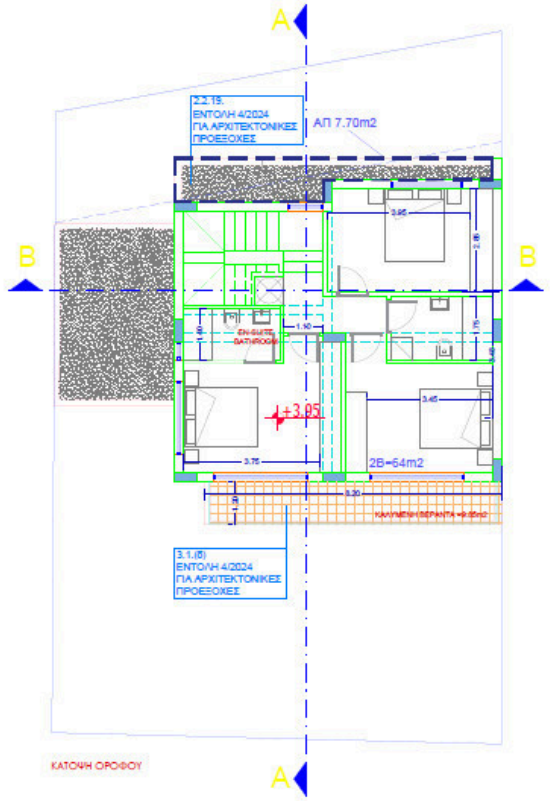
A serene residential development set on the hillside of Sotira, offering a perfect blend of comfort, space, and tranquility. The project consists of 4 modern villas and 8 stylish bungalows, thoughtfully designed to suit a variety of lifestyles.

The villas feature 4 bedrooms with an internal area of 145$m^2$, set on generous plots ranging from 220$m^2$ to 300$m^2$, providing ample outdoor space for private living. The bungalows offer 2 or 3 bedroom options with 104$m^2$ 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.

# Floor plans


A
1
+0.00
B
B
3
4
+0.60
2A=72.25m2
OPTIONAL
3,1
6,4
PLOT AREA
227m²
2
A
2


A
ΕΝΤΟΛΗ 4/2024
ΓΙΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
ΑΠ 7.70m2
B
B
+3.05
2B=64m2
ΕΝΤΟΛΗ 4/2024
ΓΙΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
A

# 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

Easy access to main roads

Electric car charger (provision)

En suite shower

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

Ground floor bedroom

Guest WC

High ceilings

Internal stairs

Luxury specifications

Modern design

Near amenities

Open plan

Pipe-in-pipe plumbing system

Pressurized water system

Quiet area

Sound insulation

Veranda, back

## Distances

Amenities

**300 m**

Airport

**35 km**

Sea

**2 km**

Public transport

**200 m**