CL03

Cozy Living in Sotira - CZ03

Sotira, Famagusta

€330,000 +VAT












2
3
4
5
6
7
12







Overview

Specifications

Bedrooms	Bathrooms	Covered
3	4	138 m^2

Type	**Detached Villa**	Status	**Off plan**
Plot	**220 m^2**	Year of construction	**2026**
Covered veranda	**17.9 m^2**	Energy efficiency rating	**A+**
Covered parking	**18.6 m^2**		

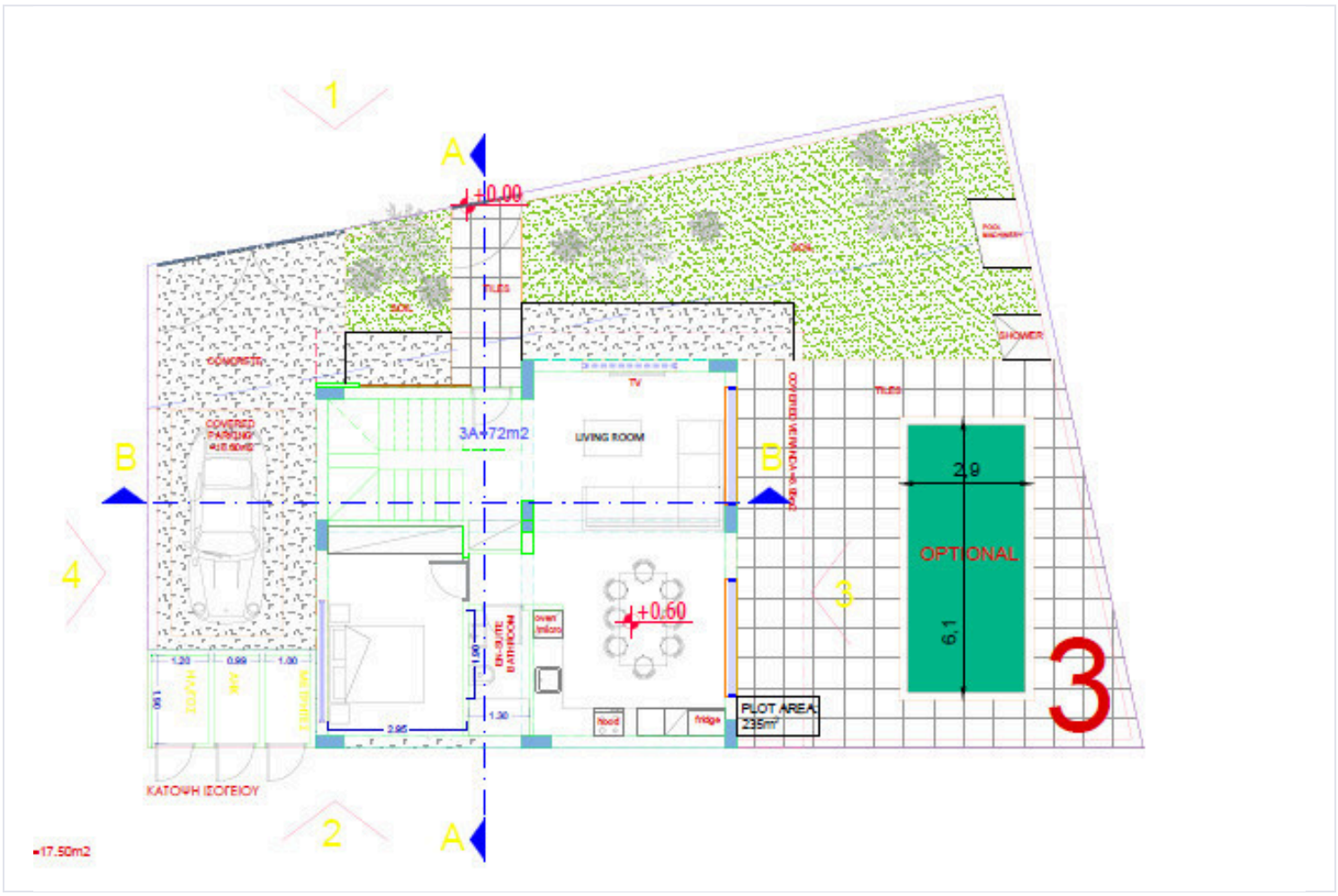
Description

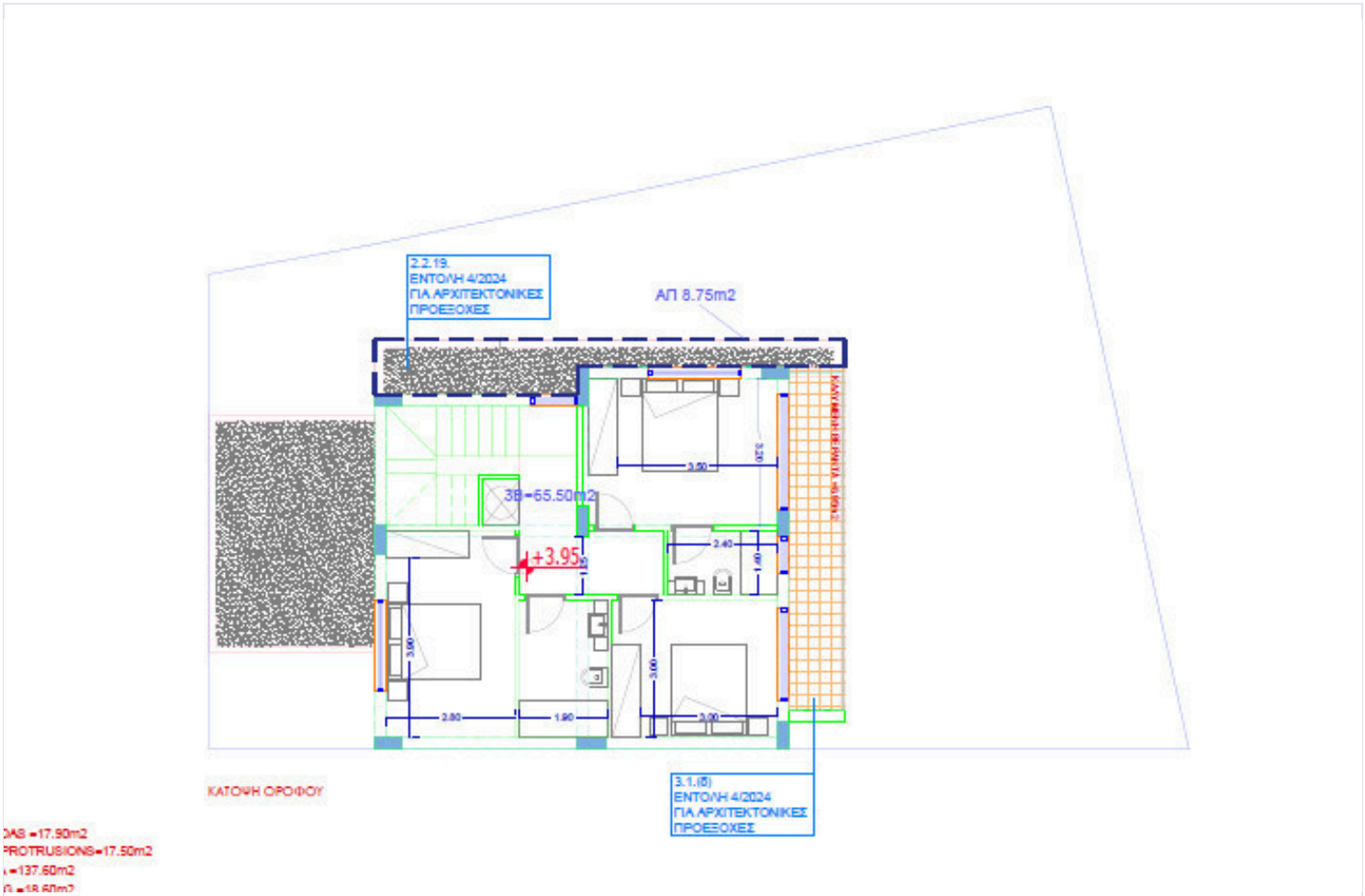
A serene residential development set on the hillside of Sotira, offering a perfect blend of comfort, space, and tranquility. The project consists of 4 modern villas and 8 stylish bungalows, thoughtfully designed to suit a variety of lifestyles.

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


1
A
+0.00
TILES
SIDE
SHOWER
TV
3A=72m2
LIVING ROOM
B
B
COVERED PARKING
2.9
OPTIONAL
6.1
3
+0.60
PLOT AREA
235m²
4
3
2
A
ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
=17.50m2


2.2.19.
ΕΝΤΟΛΗ 4/2024
ΠΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
ΑΠ 8.75m2
3B=65.50m2
+3.95
ΚΑΤΟΨΗ ΟΡΟΦΟΥ
3.1.(δ)
ΕΝΤΟΛΗ 4/2024
ΠΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
ΟΑΒ =17.50m2
PROTRUSIONS=17.50m2
=137.60m2

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