

CL05

Cozy Living in Sotira - CZ05

 Sotira, Famagusta

€360,000 +VAT





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Overview

Specifications

Bedrooms



4

Bathrooms



3

Covered



143 m²

Type	Detached Villa
Plot	260 m²
Covered veranda	15 m²
Covered parking	19 m²

Status	Off plan
Year of construction	2026
Energy efficiency rating	A+

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 145m², set on generous plots ranging from 220m² to 300m², providing ample outdoor space for private living. The bungalows offer 2 or 3 bedroom options with 104m² 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

