CL05

Cozy Living in Sotira - CZ05

Sotira, Famagusta

€360,000 +VAT








2
3
4
5
6
7
12











Overview

Specifications

Bedrooms	Bathrooms	Covered
4	3	143 m^2

Type	**Detached Villa**	Status	**Off plan**
Plot	**260 m^2**	Year of construction	**2026**
Covered veranda	**15 m^2**	Energy efficiency rating	**A+**
Covered parking	**19 m^2**		

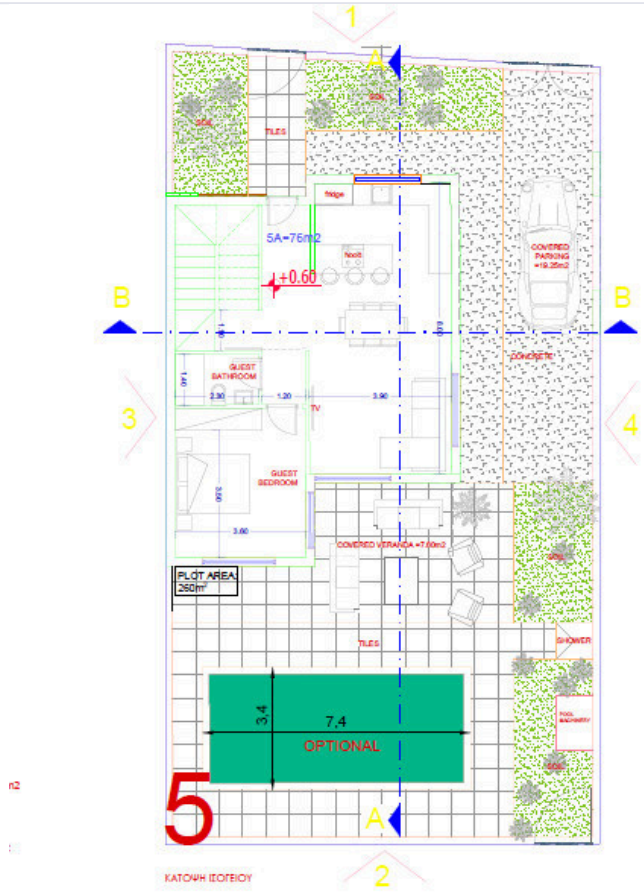
Description

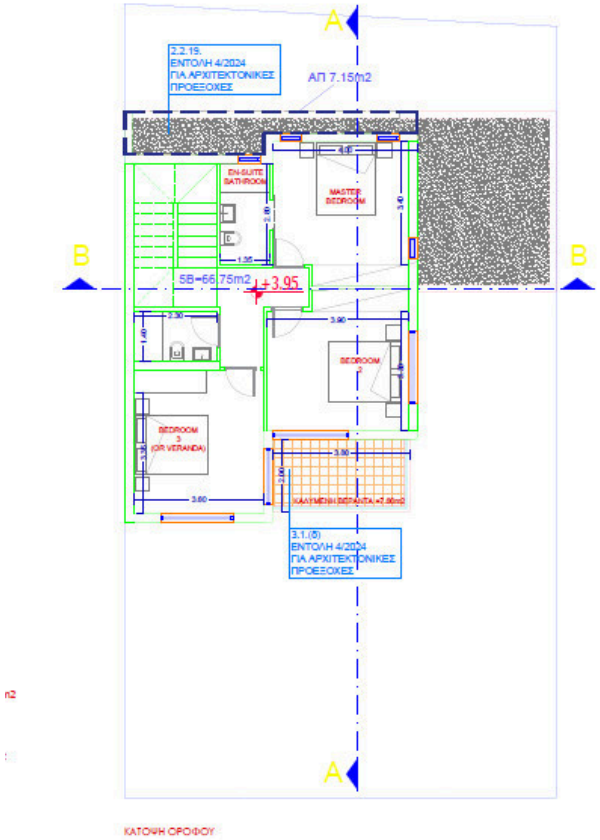
A serene residential development set on the hillside of Sotira, offering a perfect blend of comfort, space, and tranquility. The project consists of 4 modern villas and 8 stylish bungalows, thoughtfully designed to suit a variety of lifestyles.

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
B
B
3
4
A
2
5
SA=76m2
+0.60
PLOT AREA
260m²
7.4
3.4
OPTIONAL
TILES
SHOWER
TV
GUEST BATHROOM
GUEST BEDROOM
COVERED VERANDA
CONCRETE
ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ


A
2.2.19.
ΕΝΤΟΛΗ 4/2024
ΓΙΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
ΑΠ 7.15m2
B
B
SB=66.75m2
+3.95
EN-SUITE BATHROOM
MASTER BEDROOM
BEDROOM 2
BEDROOM 3 (OR VERANDA)
3.1.(δ)
ΕΝΤΟΛΗ 4/2024
ΓΙΑ ΑΡΧΙΤΕΚΤΟΝΙΚΕΣ
ΠΡΟΕΞΟΧΕΣ
A
ΚΑΤΟΨΗ ΟΡΟΦΟΥ

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