



For Sale, House, Mansion/Villa, Famagusta, Sotira

(ID:PR41642), (12) SOTIRA LIMNI VILLAS, SOTIRA, AGIA NAPA, FAMAGUSTA, REG. 0/1841, 0/1842, 0/1844, 0/1912, 0/1915

For Sale : **€ 110,000**

Description

Discover a beautiful two-storey villa with a private swimming pool in Sotira Municipality, located in a peaceful and highly convenient area that combines comfort, functionality, and excellent accessibility to all essential amenities.

The property is situated close to the center of Sotira and offers easy access to neighboring municipalities and the coastal areas of Famagusta District. In addition, it is ideally located near supermarkets, shops, cafés, restaurants, and various everyday services, making it an ideal choice for permanent residence or holiday home use.

The villa forms part of residential complex and was constructed around 2011. The ground floor features an open-plan kitchen, living, and dining area with a modern layout, a guest WC, and verandas that connect seamlessly with the outdoor living spaces.

The first floor consists of three comfortable bedrooms, including a master bedroom with ensuite bathroom, as well as an additional family bathroom. Externally, the property benefits from a private yard and private swimming pool, creating the perfect environment for relaxation and outdoor living.

According to the division agreement, the internal area amounts to approximately 122 sqm, the covered verandas approximately 11 sqm, the uncovered verandas approximately 8 sqm, while the yard extends to approximately 42 sqm.

The property is vacant and ready for immediate use, making it an excellent opportunity both for private residence and for real estate investment in Cyprus, with strong rental and return potential.

Do not miss the opportunity to own a modern villa with a private swimming pool in one of the most peaceful and developing areas of Famagusta District.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**
[Website](#)

Status: **Available**

Unit Number: **12**

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **3**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **2**
Uncovered Parking: **1**

Construction Year: **2011**
Kitchen Type: **Open Plan**

Area

Internal Area: **122m²**
Garden Area: **104m²**

Covered Verandas: **11m²**

Uncovered Verandas: **8m²**

Further Details

Private Swimming Pool, Air Condition



Gallery



