



#12219

# Modern 2-Bedroom Apartment in Sotira (12219)

📍 Sotira, Famagusta

€185,000 +VAT









# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 81.5 m <sup>2</sup>	
Type		Apartment		Furnished	
Toilets		2		Unfurnished	
Status		Off plan		Structure	
Year of construction		2027		Facade	
				Energy efficiency rating	
				Concrete	
				Concrete	
				 A	

## Description

Modern 2-Bedroom Apartment in Sotira (12219)

Step into modern comfort with this beautifully designed first-floor apartment located in the heart of Sotira. Boasting 81.5 m<sup>2</sup> of internal living space, this stylish residence is ideal for couples, small families, or anyone seeking a quiet yet connected lifestyle.

Set within a newly constructed, two-story building (completion in 2026), this unfurnished apartment features a smart, open layout that maximizes natural light and functionality. It offers two well-proportioned bedrooms, two sleek bathrooms, and high-quality finishes throughout—ready for you to personalize and make your own.

Key Features:  
81.5 m<sup>2</sup> of internal space

2 bedrooms | 2 bathrooms

Modern open-plan layout

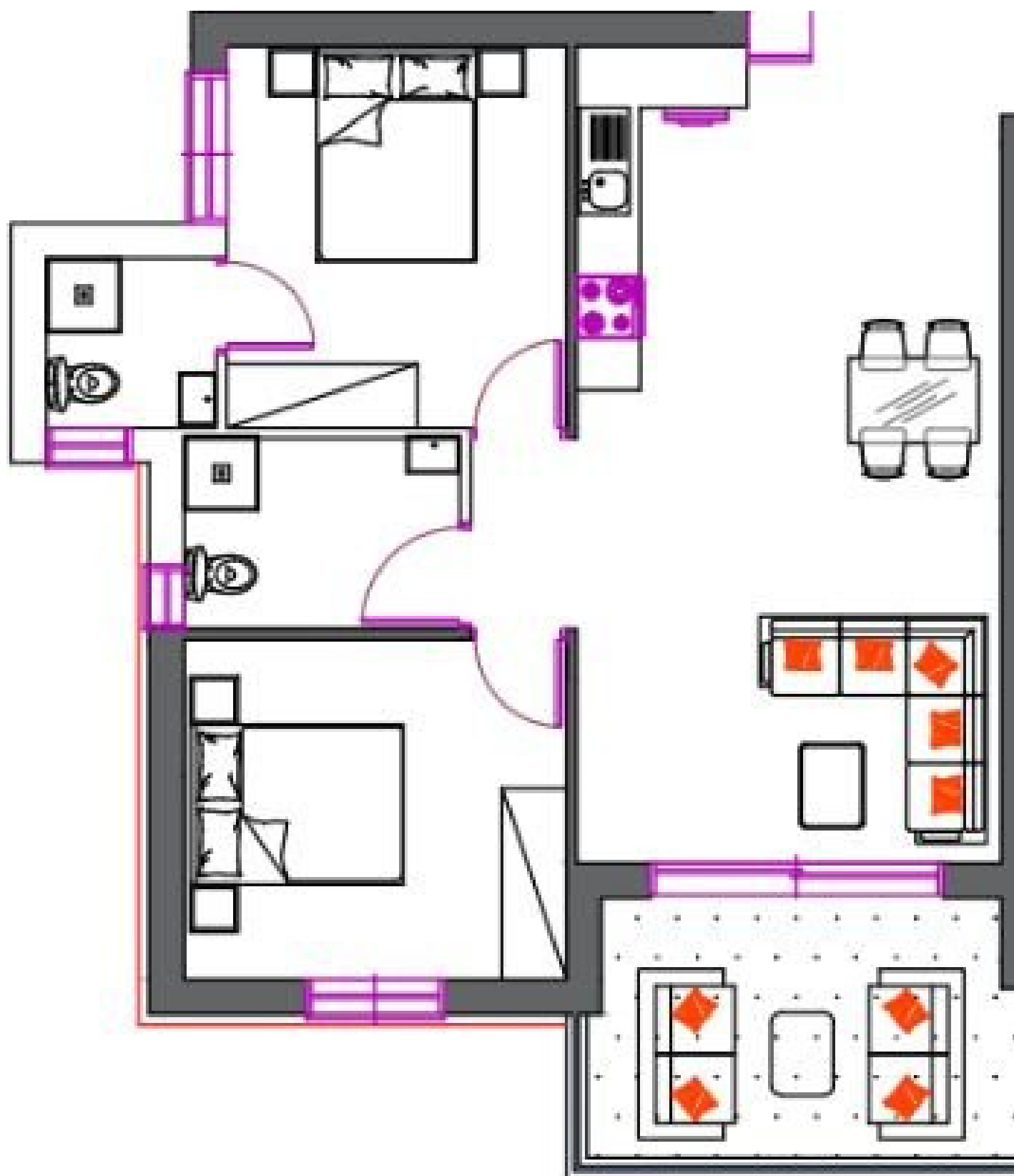
Energy Efficiency Rating: A – for a greener, more cost-effective home

First-floor location in a low-rise, two-story building

Delivered unfurnished – ready for your personal touch



## Floor plans





# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Central

Parking, Covered

## Features

24-hour security

Alarm system (provision)

Balcony

Double glazing

Easy access to highway

Easy access to main roads

Electric car charger (provision)

Investment opportunity

Pressurized water system

Quiet area

Walking distance to beach

## Distances

Amenities



1.3 km

Sea



1.8 km

Schools



600 m

Resort




1.8 km

## Contact us



**George Sergiou**

 (+357) 94055813

 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

