



#12223

# Modern 2-Bedroom Apartment in Sotira (12223)

📍 Sotira, Famagusta




€180,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 78 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2027			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Modern 2-Bedroom Apartment in Sotira (12223)

Introducing a stylish off-plan apartment in the sought-after area of Sotira, designed for modern comfort and convenience. Located on the first floor of a two-story building with elevator access, this well-designed residence offers 78 m<sup>2</sup> of internal space, including two spacious bedrooms and two contemporary bathrooms—ideal for couples, small families, or investment buyers.

This apartment boasts an open-plan layout with large windows that welcome natural light, creating a bright and inviting living environment. Energy efficiency class A ensures sustainable living and reduced utility costs year-round. The property is offered unfurnished, giving you the freedom to craft a home that suits your lifestyle.

### Key Features & Facilities:

Elevator in the building

Private covered parking

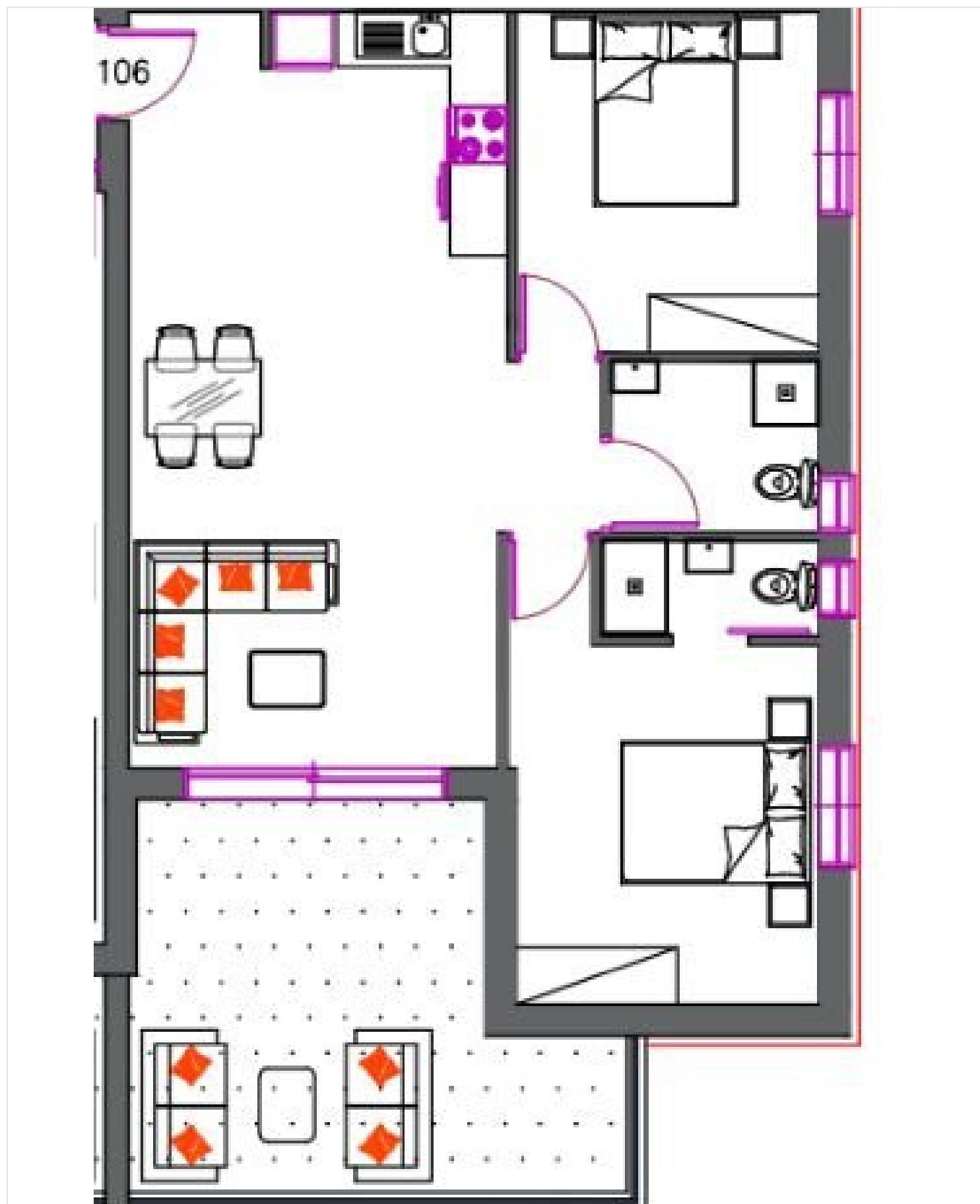
Spacious covered veranda for outdoor relaxation

Modern, open-plan kitchen and living area

Energy Efficiency Class A



# 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)

