



#12226

# Modern 2-Bedroom Apartment in Sotira (12226)

📍 Sotira, Famagusta

€210,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 75 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Modern 2-Bedroom Apartment in Sotira (12226)

Located on the top (second) floor of a brand-new residential development, this modern off-plan apartment offers 75 m<sup>2</sup> of intelligently designed internal space—ideal for comfortable and stylish living. The layout includes two generously sized bedrooms and two sleek bathrooms, making it a perfect fit for couples, small families, or professionals.

The building is equipped with an elevator for easy access, and the apartment’s open-plan design ensures natural light flows throughout the space. Built to high-quality standards and certified with an Energy Efficiency Class A rating, the home promises lower running costs and year-round comfort. Completion is scheduled for 2026, and the property is offered unfurnished, giving buyers the opportunity to style it to their personal taste.

Key Features:

2 Bedrooms | 2 Bathrooms

75 m<sup>2</sup> Internal Area

Elevator Access

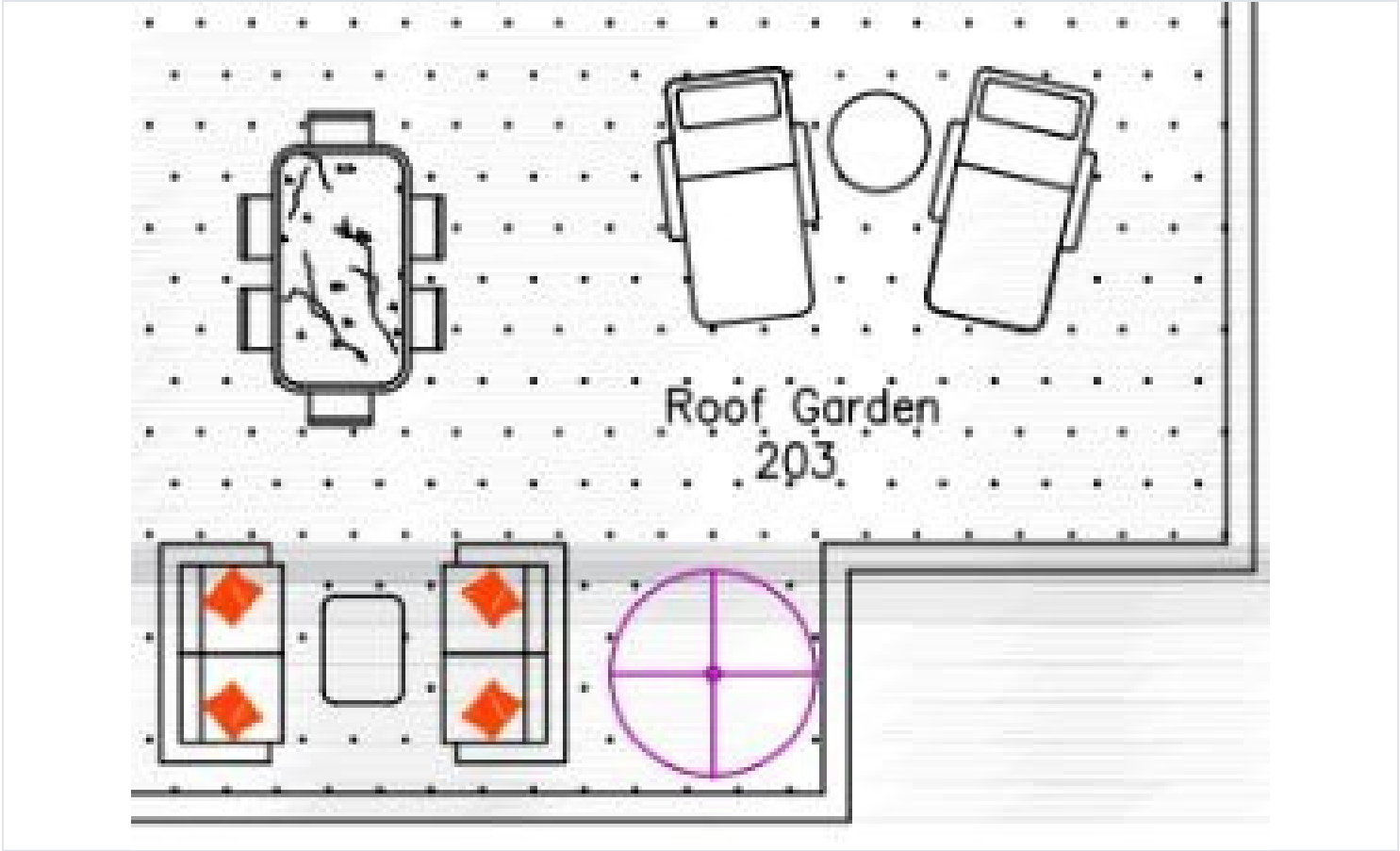
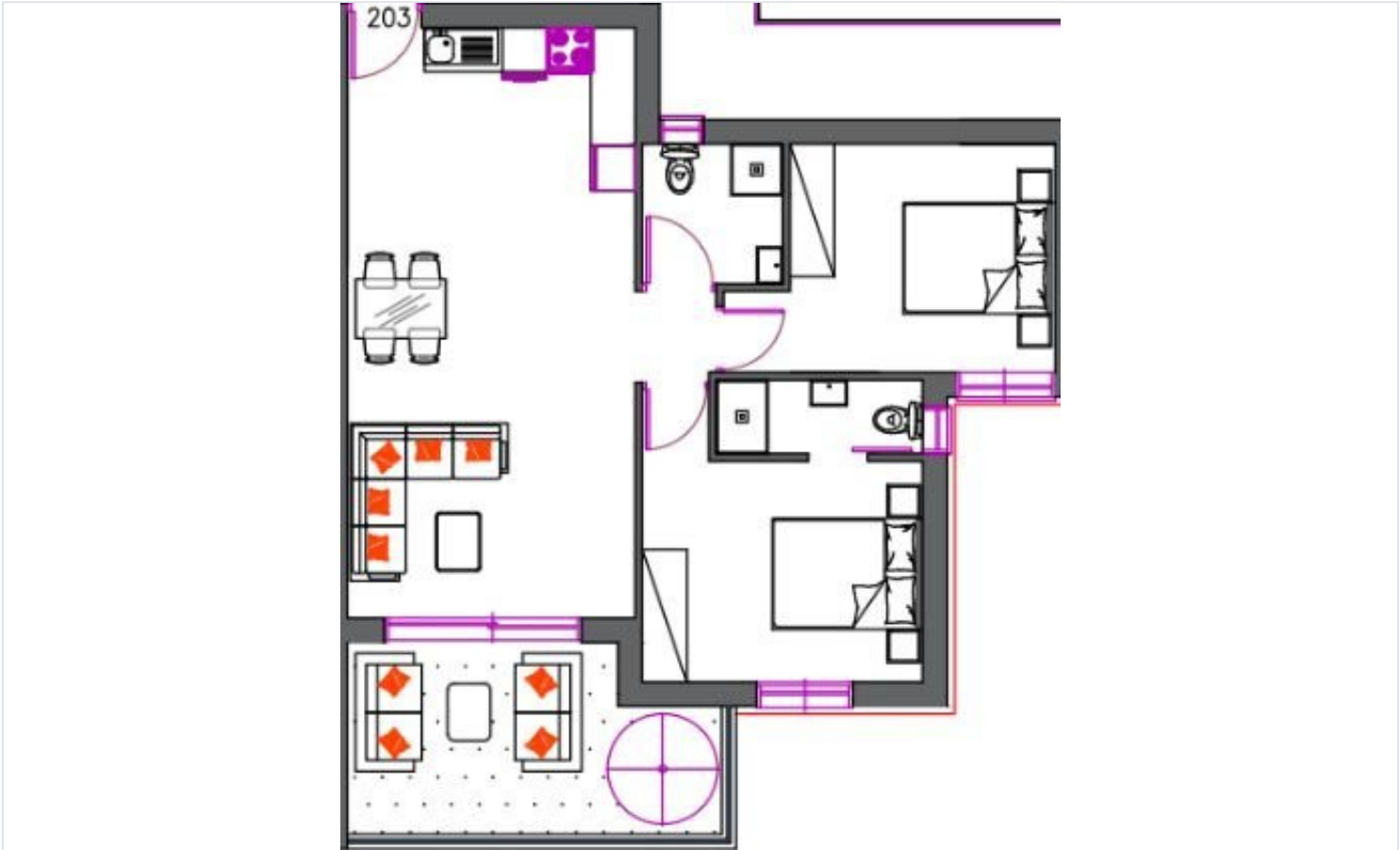
Private Covered Parking

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

Roof garden

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)

