



\*Showing approximate location

SALE | 2235

## Four-Bedroom Detached House in Sotera, Famagusta

Agia Thekla-Sotera, Sotera, Famagusta

€2,100,000 Subject to VAT ~~€2,500,000~~

### Description

Sunrise Beach front Residence, with its spectacular contemporary design and exceptional building specifications, offers sheer luxury just few meters from the crystal-clear waters of the Mediterranean Sea.

This is, perhaps, the only property which is available for sale in Ayia Thekla area that has its own independent plot, as opposed to being part of a project, which offers significant practical, legal and investment advantages.

It is situated along the beach protection line, thus ensuring unobstructed sea view and direct access to the sea since nothing



**Covered Area**  
267 m<sup>2</sup>



**Bathrooms**  
2



**Bedrooms**  
4



**Parking spaces**  
2

### Property Details

Plot area:	743 m <sup>2</sup>
Furnished:	Unfurnished
Status:	Under construction
Energy efficiency rating:	A
Floor:	1
Floors:	2

### Facilities

- > Aircondition, Provision
- > Heating, Provision
- > Parking, Covered
- > Pool, Private

### Features

- > Easy access to main roads
- > Easy access to highway
- > Pressurized water system
- > Bar
- > Alarm system, Provision
- > Rental potential

### Distances

Amenities:	300 m
Sea:	50 m
Resort:	2 km

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