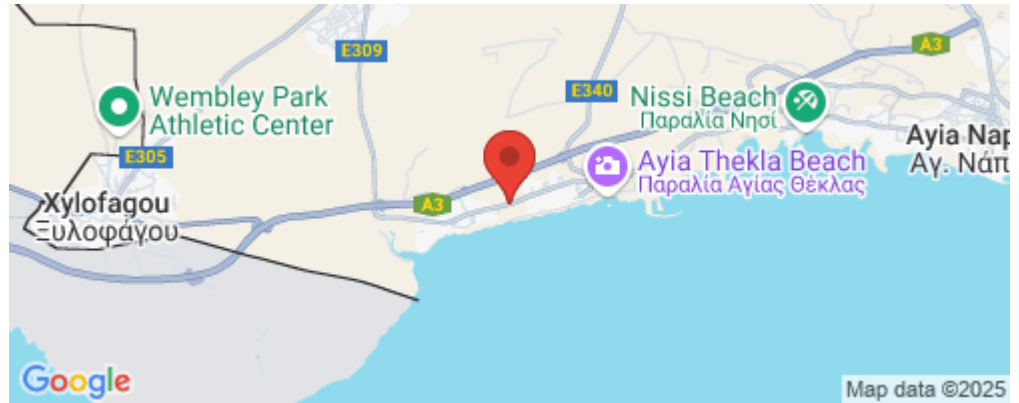


An exclusive new development of luxury living rises in a secluded seafront setting of Ayia Thekla, only a stone's throw away from the Ayia Napa Marina and some of the most famous blue flag beaches. This cluster of seven villas is ideally located to capture the natural beauty of the east coast of Cyprus, built together to create a tight-knit community while still maintaining the privacy of its residents.

These spacious, modern residences are perfect for anyone seeking a permanent residence or a holiday home in one of these seven villas, of which 5 have a sea view and 2 a seafront location. Each home has three floors and includes 2 bedrooms, one master bedroom, and three bathroo...



Property Info		Plot / Area Info		Additional info	
				Reference Number	37800
Covered Area	263	Plot area	601	Property type	House
				Condition	Brand New
				Construction Year	2023
Amenities		Location			
		Location: Sotira		Region: Famagusta	
		Coordinates: 34.9779 / 33.9179			

Price: €1 390 000 + VAT

VAT for this property is **€153,111** or **€264,100**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 285.00/m²		

Representative: Cyprus Sotheby's International Realty

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License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€1 600 000 on Mar 9, 2024
 €1 590 000 on Apr 6, 2024
 €1 390 000 on Mar 5, 2025





