

## 5 Bedroom House for Sale in Agia Thekla, Famagusta District

Seafront Grandeur - 5-Bedroom Villa with Panoramic Views X

In an area of breathtaking natural beauty, just steps away from the turquoise Mediterranean waters, this 5-bedroom villa embodies refined coastal living. Designed in the spirit of classical Greek architecture, it combines timeless elegance with modern comfort, creating a home that is both grand and inviting.

### Design & Architecture

Set across expansive interiors, the villa reflects a philosophy of space, symmetry, and natural light. Clean architectural lines are complemented by stone details and bright façades, while floor-to-ceiling windows frame uninterrupted sea views.

Five spacious bedrooms, includin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>224</b>	Plot area	<b>773</b>	Reference Number	<b>7153</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Construction Year	<b>2023</b>
				Bathrooms	<b>5+</b>
				View	<b>Sea view</b>

Amenities	Location	Region
• Parking	<b>Location:</b> Agia Thekla Coordinates: <b>34.97268719208 / 33.903379554148</b>	<b>Famagusta</b>

## Price: €1 650 000 + VAT

VAT for this property is **€158,813** or **€313,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 366.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 590 000 on Mar 20, 2024

€1 950 000 on Jul 30, 2024

€1 650 000 on May 6, 2025



