

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

A stunning 4-bedroom Villa with direct sea views, situating on the second line in Ayia Thekla area. This superb house is located at one of the most beautiful area of Cyprus, and just 50 m from the beach! Besides its great location, the villa has a big plot of 1160sq.m surrounded by mature gardens and green area. Inside, you will find 4 spacious bedrooms, an spacious kitchen-living room, and a large balcony from the master bedroom, with panoramic sea views. This villa is great as permanent residency, but also as an investment since its really close to the new Marina of Ayia Napa, and all the amenities of Ayia Napa tourist city as well.

Ayia Napa is a small town in the Ammochostos (Fa...

### Property Info

Covered Area	<b>244</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1160</b>
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### Additional info

Reference Number	<b>40469</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Agia Thekla Region: **Famagusta**

## Price: €1 079 000 + VAT

VAT for this property is **€112,145** or **€205,010**. 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>~€39 760.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 422.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 079 000 on May 23, 2024







