

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

Located on the pristine southern coast of the Famagusta district, this gorgeous 3 bedroom villa is only moments away from the sparkling Mediterranean. Situated in a gated community, next to a manicured green area, the 430 m2 plot has more than enough room for a large overflow pool, a built-in barbecue, sunbeds and al fresco dining. The villa also has 3 verandas with shade pergolas to eat comfortably any time of the year. Inside find a large living area with spacious kitchen with granite counter tops and breakfast bar. A sitting area with two sofas surrounds the fireplace and large sliding glass doors lead to one of the covered verandas. An additional kitchen door also leads to a sec...

#### Property Info

Covered Area **117**  
 Furnishing **Furnished**  
 Heating **Yes**  
 Air Conditioning **Yes**

#### Plot / Area Info

Plot area **430**  
 Pool **Private, Yes**

#### Additional info

Reference Number **34454**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2015**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

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

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 556.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

Phone: **+35725310243, +35770000889**

## Price change history

€650 000 on May 23, 2024







