

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

Situated a mere stone's throw from the turquoise waters of the Mediterranean Sea in Ayia Thekla, a village resplendent with natural beauty and charm, the seafront villa is truly a sight to see. Inspired by the beauty of classic Greek architecture, this awe-inspiring project of 70 detached villas, set out in three phases, has been meticulously designed to take advantage of the area's panoramic sea views.

One cannot miss this impressive community of three floor villa. Imposing in their stature, much like the classic architecture from whence they have drawn inspiration, each of the villa cover an area of 165 square meters within a generous 773 square meter plot. It is boast five be...

### Property Info

Covered Area	<b>224</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>773</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>25619</b>
Property type	<b>House</b>
Construction Year	<b>2022</b>
Bathrooms	<b>5+</b>

### Amenities

- Air Conditioning

### Location

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

## 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>~€62 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 366.00/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

€1 950 000 on May 26, 2024

€1 650 000 on Jun 4, 2025









