

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

Charming Villa in Ayia Thekla, Famagusta, Cyprus

Features:

Spacious living area seamlessly merges with the kitchen, creating a warm and inviting space.

Cozy fireplace

Two bedrooms, including a large ensuite with its own bathroom

Additional bathroom for residents and guests.

Outdoor patio connects to the swimming pool, perfect for relaxation and entertaining

Private pool

Parking

Embrace the relaxed coastal lifestyle of Cyprus with this appealing villa. Perfect for those seeking comfort, contemporary design, and a private retreat by the sea.

### Property Info

Covered Area	<b>81</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>466</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>52197</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 444.00/m<sup>2</sup></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

€500 000 on Jun 11, 2024  
 €360 000 on Oct 17, 2024





