

A lovely house with closed garage, garden with palms and nice size overflow pool minutes from the sea and Ayia Thekla beach. A total of 220 sq. meters covered with three verandas. Fully furnished with new furniture inside and outside.

A map showing the coastal area of Nissi Beach and Ayia Thekla Beach in Cyprus. A red pin marks the location of Ayia Thekla Beach. The map includes labels for 'Nissi Beach' (Παραλία Νησι), 'Ayia Thekla Beach' (Παραλία Αγίας Θεκλας), and 'Ayia Napa' (Αγ. Νάπα). Road markers for E309, E340, and A3 are visible. The Google logo and 'Map data ©2025 Google' are at the bottom.

**Amenities**      **Location**  
**Location:** Agia Thekla      Region: **Famagusta**  
Coordinates: **34.979768640393 / 33.934666979995**

## Price: €499 000 + VAT

VAT for this property is **€47,178** or **€94,810**. 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>~€16 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 268.00/m²</b>		

## Representative: MySpace

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## Price change history

€540 000 on Jun 18, 2024  
 €499 000 on May 15, 2025









