

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. A red pin marks the location of Nissi Beach, with labels for 'Nissi Beach' and 'Παραλία Νησι'. Below it, 'Ayia Thekla Beach' and 'Παραλία Αγίας Θεκλας' are labeled. To the right, 'Ayia Napa' and 'Αγ. Νάπα' are shown. The map includes roads E309, E340, and A3, and the towns of Larnaca and Amagusta. 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

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

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









