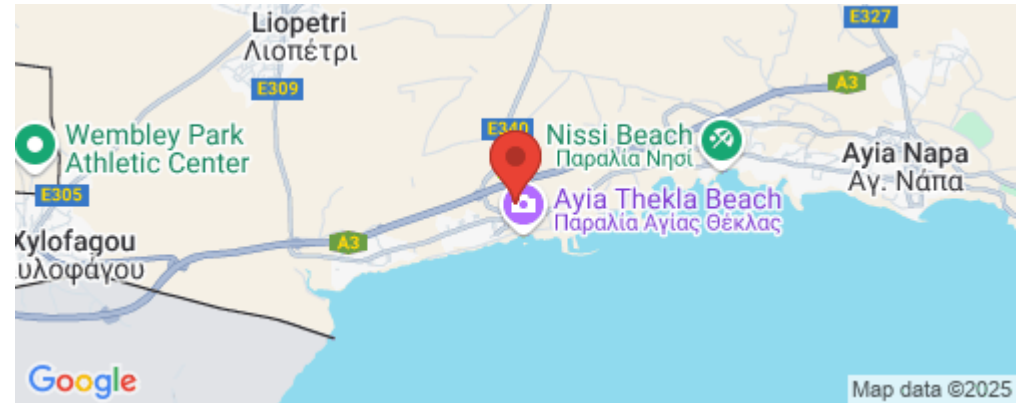


## 4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Ayia Thekla, Famagusta - Title Deeds (New Build Process) **PRICE REDUCTION !!** (was €800,000 + VAT) Spread gracefully across three levels. The lower floor invites you into a spacious sanctuary where sunlight dances through the expansive windows, illuminating a welcoming living area that effortlessly flows into a meticulously designed kitchen. Here, two modern bathrooms enhance your everyday convenience, while a generously sized bedroom offers a peaceful retreat. On the ground floor, a sense of openness prevails, with an expansive living space that encompasses a chic living room, a contemporary kitchen area,...



### Property Info

Covered Area

**227**

### Plot / Area Info

Pool

**Yes**

### Additional info

Reference Number

**vel004n4**

Property type

**House**

Condition

**Brand New**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **34.983333 / 33.933333**

**Price: €620 000 + VAT**

VAT for this property is **€60,443** or **€117,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 731.00/m<sup>2</sup></b>		

**Representative: Emerald Property Consultants**

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€800 000 on Jun 21, 2024

€620 000 on Jan 9, 2025



