

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

Discover luxury and comfort with this expansive 4-bedroom villa in the sought-after area of Ayia Thekla. Perfectly situated for enjoying the best of coastal living, this villa combines elegant design with modern amenities.

### Key Features

Large open-plan living and dining area, ideal for both relaxation and entertaining

Fully-equipped kitchen with high-end appliances, sleek cabinetry, and ample counter space

Spacious bedrooms, each designed for comfort and privacy, with built-in wardrobes

Multiple bathrooms featuring contemporary fixtures and finishes

Beautifully landscaped garden with a private pool, perfect for enjoying sunny days and outdoor gatherings...

### Property Info

Covered Area	<b>236</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1297</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>52975</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €700 000 + VAT

VAT for this property is **€70,712** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 966.00/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

€700 000 on Jul 25, 2024









