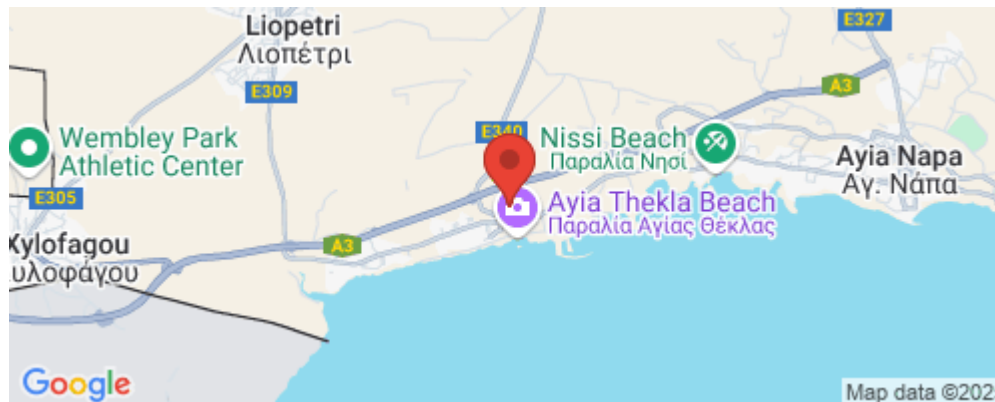


## 4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Ayia Thekla, Famagusta - Title Deeds (New Build Process) Located in Ayia Napa, this complex is just 1km away from the town's blissful beaches and bustling nightlife. It is also very close to one of the largest water parks in Cyprus and the Marina of Ayia Napa. The project consists of 3 phases PHASE A - 5 Villas, PHASE B - 6 Villas and PHASE C - 9 Villas. Each phase has 4 Bedroom villas with a modern architectural design and functional, comfortable spaces. Each of these detached villas comes with spacious open plan living, dining and kitchen areas, four double bedrooms two of which have ensuite fac...



### Property Info

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**cdl002n4/phaseb**  
**House**  
**Brand New**  
**3**

Covered Area

**145**

Pool

**Yes**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **34.983333 / 33.933333**

**Price: €565 000 + VAT**

VAT for this property is **€28,250** or **€107,350**. 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>€3 897.00/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>
Phone: <b>+35723080080</b>			

**Price change history**

€565 000 on Aug 13, 2024



