

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

Reference ID: #SA26871 Price details: €499,000 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. 3 bedrooms, 2 on the top floor and one master in the lower level. Full kitchen with all appliances in place, 2 full bathrooms, office area and large game room. The house has all safety features for babies including pool cover and pool gates.



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**220**

Pool

**Private, Yes**

Reference Number

**SA26871**

Total Number of Floors

**2**

Parking

**Covered, Yes**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

#### Amenities

#### Location

**Location:** Agia Thekla

Region: **Famagusta**

Coordinates: **34.979813072166 / 33.929472527992**

## 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/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€450 000 on Sep 27, 2024  
 €540 000 on Dec 11, 2024  
 €499 000 on Dec 14, 2024





