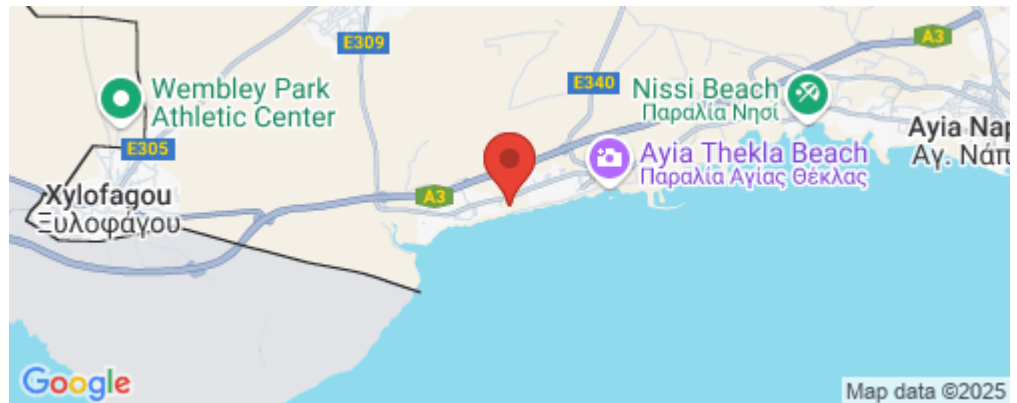


## 4 Bedroom House for Sale in Sotira, Famagusta District

This modern design sea front villa located in Ayia Thekla area only few minutes away from a world class marina which is under construction. Villa consists of 4 bedrooms all with en-suites, a spacious open plan living/dining and kitchen area. A large private plot of 743m2 enjoys a tiled overflow swimming pool with a whirlpool /water feature also offers a breathtaking sea views. This uniquely designed seafront villa is, perhaps, the only property available for sale in Ayia Thekla with its own plot, as opposed to being part of a project. It is located within walking distance of the picturesque Potamos, Ayia Thekla Beach and the state of the art Marina which is currently under construction. Op...



**Property Info**

Covered Area  
Heating  
Air Conditioning

**267**  
**Central Heating, Yes**  
**All rooms, Yes**

**Plot / Area Info**

Plot area  
Pool  
Parking

**743**  
**Yes**  
**Uncovered, Yes**

**Additional info**

Reference Number **631**  
Property type **House**  
Condition **Brand New**  
Bathrooms **5+**  
View **Sea view**

**Amenities**

- Guest WC

**Location**

**Location:** Sotira  
**Coordinates:** **34.976546 / 33.917574**

Region: **Famagusta**

## Price: €2 100 000 + VAT

VAT for this property is **€233,831** or **€399,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 865.00/m<sup>2</sup></b> |                 |             |

## Representative: Sweet Home Estates

|   |              |            |                           |
|---|--------------|------------|---------------------------|
| Registration number                                   | <b>504</b>   | Email      | <b>sales@sweethome.cy</b> |
| License number  | <b>165/E</b> | Legal name | <b>N/A</b>                |
| Phone: <b>+35723744131, +3577772027, +35799729494</b> |              |            |                           |

## Price change history

€2 100 000 on Sep 10, 2023

















