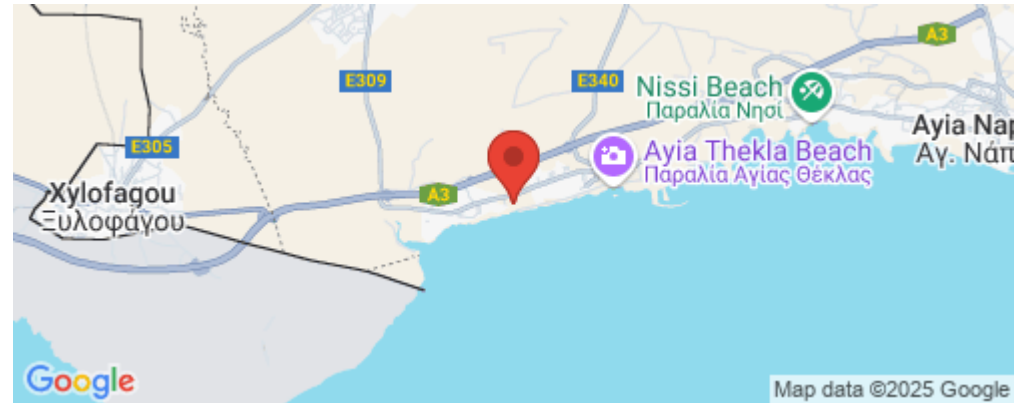


This modern design sea front villa located in Ayia Thekla area only few minutes away from a world class marina which is under construction. Villa consists of 4 bedrooms all with en-suites, a spacious open plan living/dining and kitchen area. A large private plot of 743m² enjoys a tiled overflow swimming 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...



Plot / Area Info

Additional info

Covered Area	250	Plot area	743	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	Brand New
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Bathrooms	5+
				View	Sea view

Amenities

Location

- Guest WC

Location: Sotira

Region: **Famagusta**Coordinates: **34.976546 / 33.917574**

Price: €2 300 000 + VAT

VAT for this property is **€243,800** or **€437,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€9 200.00/m²		

Representative: Sweet Home Estates

Registration number	504	Email	sales@sweethome.cy
License number	165/E	Legal name	N/A
Phone: +35723744131, +35777772027, +35799729494			

Price change history

€2 100 000 on Sep 10, 2023

€2 300 000 on Jul 15, 2025









