

## 3,249m<sup>2</sup> Plot for Sale in Agia Thekla, Famagusta District

Prime Development Plot with Existing Villa – Ayia Thekla, Cyprus

Positioned just steps from the sea in the tranquil coastal village of Ayia Thekla, this 3,249 m<sup>2</sup> plot offers an exceptional opportunity for investment or lifestyle development. Conveniently located a short drive from the vibrant resort town of Protaras and the prestigious Ayia Napa Marina, the property combines coastal serenity with immediate access to the area’s finest amenities.

The plot currently features a completed 227 m<sup>2</sup> villa with a private swimming pool, situated on its own 357 m<sup>2</sup> plot—ideal for immediate use or as a show home for future development. In addition, the remaining land is fully lic...

### Property Info

### Plot / Area Info

### Additional info

Plot area

**3249**

Reference Number

**234937**

Property type

**Land and Plots**

### Amenities

### Location

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

**Price: €3 000 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€923.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

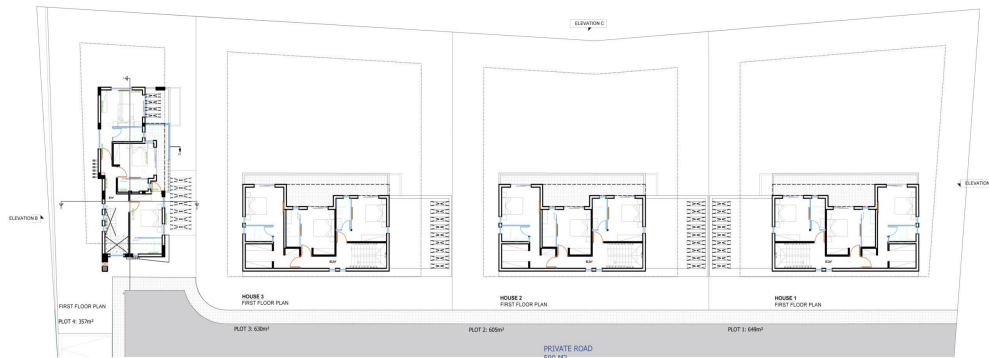
**Price change history**

€2 350 000 on Feb 14, 2025  
€3 000 000 on Mar 27, 2026

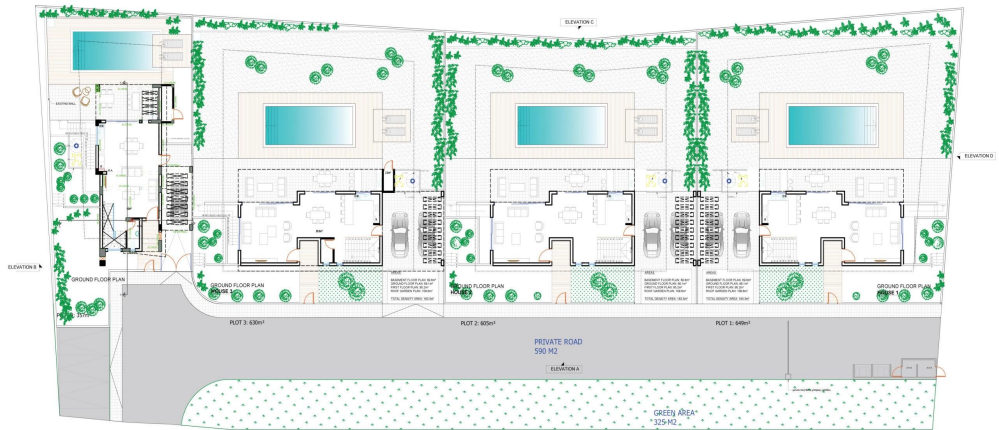




First Floor Plan



Ground Floor Plan



Roof Plan



Roof Garden Plan

