

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

Seaside Luxury Living in Ayia Thekla

An exceptional villa set on a spacious private plot in the rapidly developing Ayia Thekla area. Designed for those who seek tranquility and comfort, this residence offers modern elegance, generous outdoor spaces, and close proximity to the sea, making it a perfect retreat for coastal living.

Refined Design & Coastal Views

Expansive outdoor areas with a private swimming pool, ideal for enjoying the Mediterranean sunshine.

Thoughtfully designed layout, featuring a three-bedroom configuration, with one bedroom conveniently located on the ground floor.

First-floor balcony with stunning sea views, creating a serene...

### Property Info

Covered Area **133**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **530**  
 Pool **Yes**

### Additional info

Reference Number **234938**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

#### Location

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

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 158.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€420 000 on Feb 14, 2025

