

4 Bedroom House for Sale in Agia Thekla, Famagusta District

Elegant 4-Bedroom Mediterranean Villa Near the Sea

Discover this prestigious 4-bedroom, 3-bathroom villa, offering over 190 sq. m of refined living space on a spacious 726 sq. m plot. Located in a peaceful gated community in the sought-after Ayia Thekla – Potamos area, just a few hundred meters from the sea, this exceptional home seamlessly blends classic and modern architectural design to create an atmosphere of elegance and comfort.

Seamless Indoor-Outdoor Living  
Thoughtfully designed layout, maximizing natural light and open-plan living.  
Harmonious connection between interior and exterior spaces, enhancing functionality and flow.  
High-qualit...

Property Info		Plot / Area Info		Additional info	
Covered Area	191	Plot area	726	Reference Number	234939
Energy Efficiency	A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				Bathrooms	3
				View	Sea view
Amenities		Location			
		Location: Agia Thekla Region: Famagusta			

## Price: €899 000 + VAT

VAT for this property is **€71,967** or **€170,810**. 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>~€32 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 707.00/m²</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: <b>+35795129336, +35799409010</b>			

## Price change history

€899 000 on Feb 14, 2025









