

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

## 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 Price per SQM	<b>~€32 560.00</b> <b>€4 707.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€899 000 on Feb 14, 2025





