

## 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

Covered Area **191**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **726**  
 Pool **Yes**

### Additional info

Reference Number **234939**  
 Property type **House**  
 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/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€899 000 on Feb 14, 2025





