

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

3 bedroom villa for sale in Agia Thekla. One of the three rooms is on the ground floor. Sea view from the balcony on the 2nd floor. The villa has recently been completely renovated. It is located on a very large plot of 530 m2 with a private swimming pool. It is sold fully furnished, ready to move in and use as a holiday home or permanent residence. Located in a tourist area, just a short walk from the nearest sandy beach and a short drive from the new Agia Napa Marina. Ideal for short-term rentals and can be a great investment. There is a title.

### Property Info

Covered Area	<b>167</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>128092</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

## Price: €420 000 + VAT

VAT for this property is **€26,986** 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>€2 515.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€420 000 on Feb 14, 2025

