

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

Impressive beachfront property with unobstructed sea view from all rooms.

### Key Features

Spacious living and kitchen area on the ground floor with large covered verandas

Bar and BBQ area

Stylish swimming pool featuring a built-in hydromassage

Double parking space

Three rooms on the first floor, one of which a large en-suite master bedroom with a walk-in closet and a private balcony

Generous lower ground floor with direct access to the house and two verandas on the same level

Rooftop garden with a spacious multipurpose room

It comes with several alternative layout options for creating additional rooms such as a gym, games room, sauna, la...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**288**

Plot area

**743**

Pool

**Private, Yes**

Reference Number

**56543**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**2**

### Amenities

- Roof Garden

### Location

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

## Price: €2 300 000 + VAT

VAT for this property is **€269,292** or **€437,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 986.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€2 300 000 on Feb 19, 2025





