


## 5 Bedroom House for Sale in Famagusta District

A unique design, luxury villa offers a breathtaking sea views overlooking the amazing blue waters of the Mediterranean sea located in a prime location in an exclusive development near Potamos area in Ayia Thekla within few minutes away from the world class marina of Ayia Napa. 

This stunning villa with plenty of natural light throughout not only ensures privacy but also boasts a gorgeous outdoor living by the private swimming pool and green area perfect for alfresco dining. Villa compromises an open plan living area, dining area, and kitchen area with a guest W.C. First floor, 3 spacious bedrooms with built in wardrobes all 3 enjoys an en-suite. Big size of balcony overlooking the o...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**165**  
**Furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

**773**  
**Yes**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**1212**  
**House**  
**Pre-Owned**  
**Sea view**

### Amenities

- Guest WC

### Location

Region: **Famagusta**  
Coordinates: **34.972426 / 33.903634**

## Price: €1 475 000 + VAT

VAT for this property is **€92,523** or **€280,250**. 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>~€55 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 939.00/m<sup>2</sup></b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723744131, +3577772027, +35799729494</b>			

## Price change history

€1 950 000 on Feb 20, 2025  
 €1 650 000 on Jun 6, 2025  
 €1 500 000 on Jul 10, 2025  
 €1 475 000 on Nov 7, 2025













