


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 comprises 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	Excluded	Title transfer fee	~€55 600.00	Common expenses	None
		Price per SQM	€8 939.00/m²		

Representative: Sweet Home Estates

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

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

















