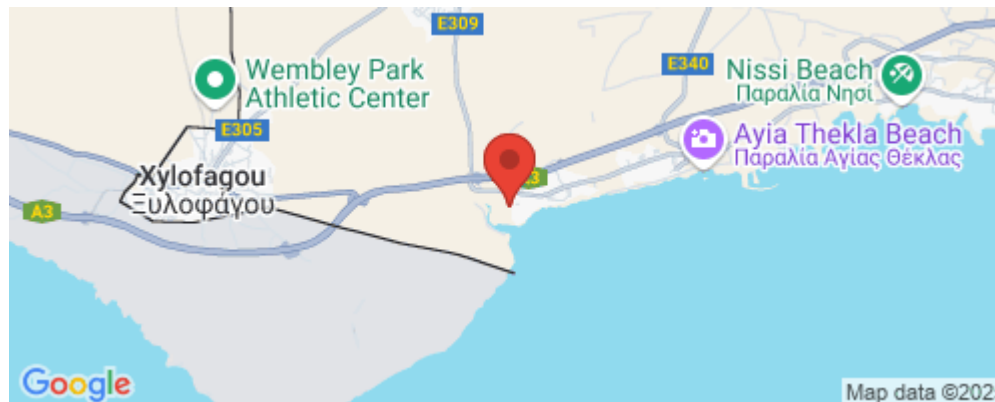


## 3 Bedroom House for Sale in Agia Thekla, Famagusta District

Lovely 3-Bedroom Villa For Sale in Agia Thekla Area, Famagusta. Located in the peaceful area of Ayia Thekla in Ayia Napa, this beautiful villa offers a perfect escape with its tranquil surroundings and close proximity to stunning sandy beaches. Ayia Thekla is known for its natural beauty, crystal-clear waters, and relaxed atmosphere, making it an ideal destination for those seeking a quiet retreat while still being near the vibrant town of Ayia Napa. The area also features charming local taverns, scenic coastal paths, and the iconic Ayia Thekla Chapel, adding to its appeal.



This elegant ground-floor residence is designed for comfort and luxury, set on a generous 498m<sup>2</sup> plot. With a...

### Property Info

Covered Area **105**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **498**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **51128**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Agia Thekla  
Coordinates: **34.973852276668 / 33.901498623944**

Region: **Famagusta**

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>~€13 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 905.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€410 000 on Mar 30, 2025



