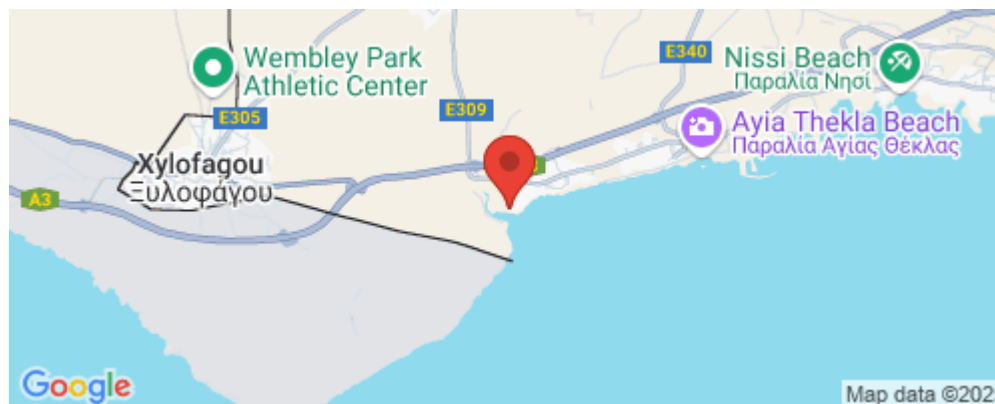


## 4 Bedroom House for Sale in Famagusta District

A new development of two beautiful beachfront residences in Ayia Thekla, just 2 minutes' drive to the World Class Ayia Napa Marina.



This unique villa offers ultimate tranquil relaxation by the sea with unobstructed sea views, the perfect combination of luxury and privacy.

The property features:

- Private overflow swimming pool
- Roof garden with Jacuzzi
- Highest quality construction and finishes
- 2 private parking spaces
- Central heating
- Lower Level
- Sauna

With spacious modern kitchen, living and dining area with easy access to the pool and spectacular sea views. Upstairs all 3 en-suite bedrooms have a private balcony with amaz...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating

**311**  
**Central Heating, Yes**

Plot area  
Pool  
Parking

**586**  
**Yes**  
**Uncovered, Yes**

Reference Number **11597**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**  
View **Sea view**

**Amenities**

- Guest WC

**Location**

Region: **Famagusta**  
Coordinates: **34.971760378547 / 33.901845092011**

## Price: €2 850 000 + VAT

VAT for this property is **€349,056** or **€541,500**. 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>€9 164.00/m²</b>		

## Representative: Purple International Real Estate

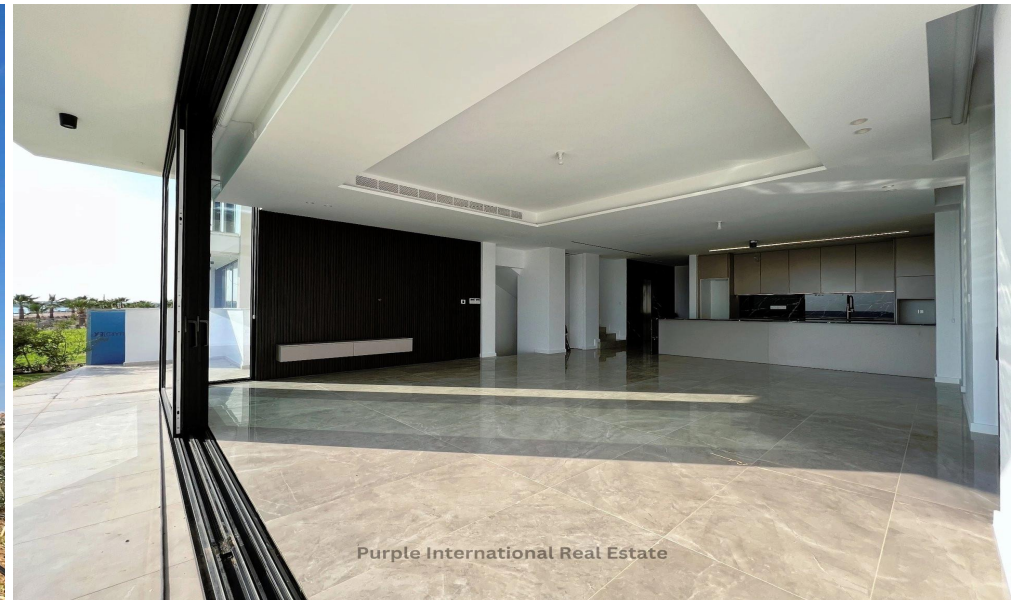
Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

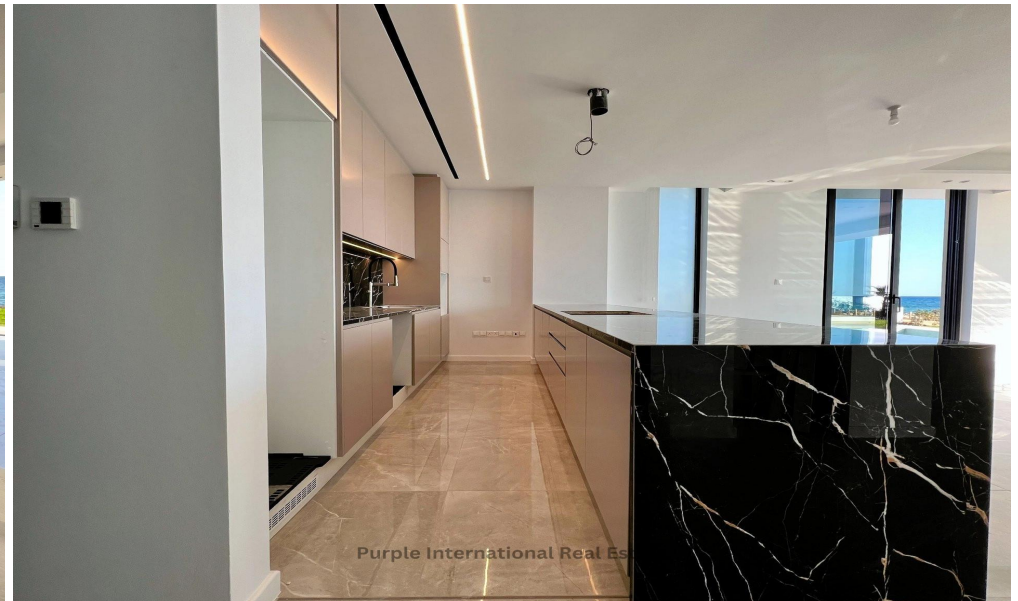
€2 850 000 on May 2, 2025







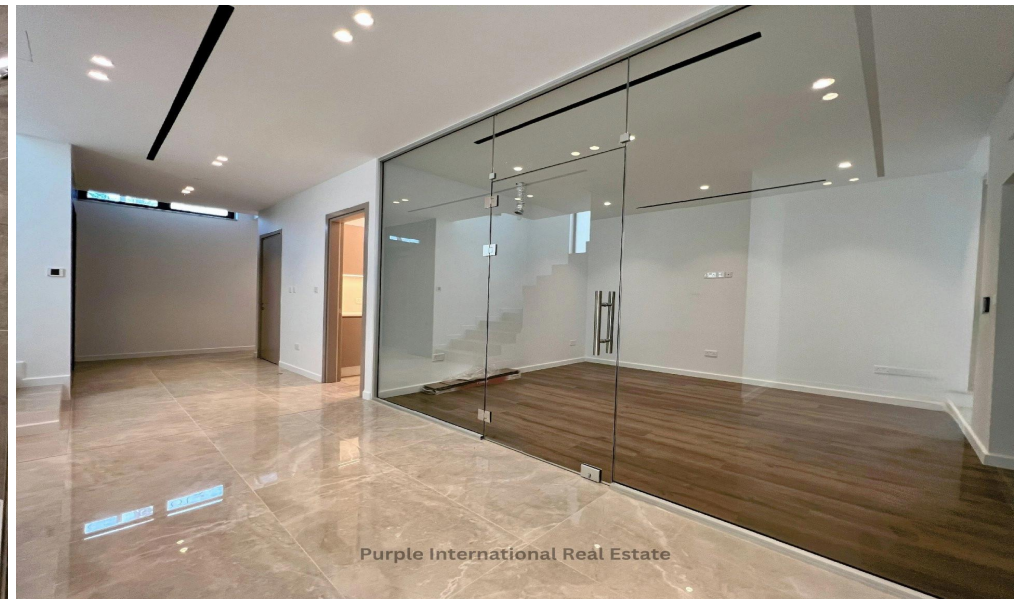
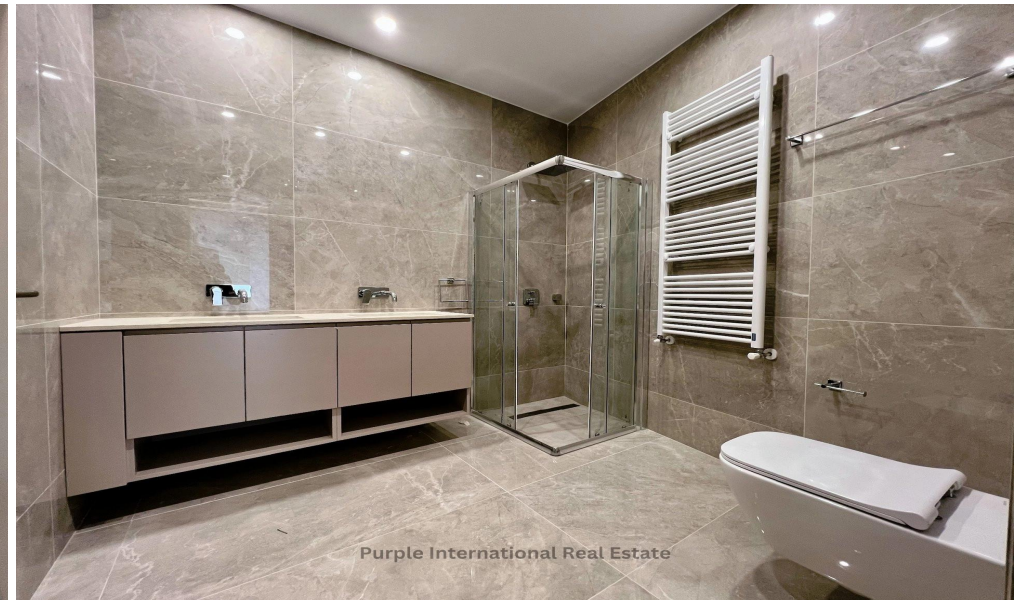








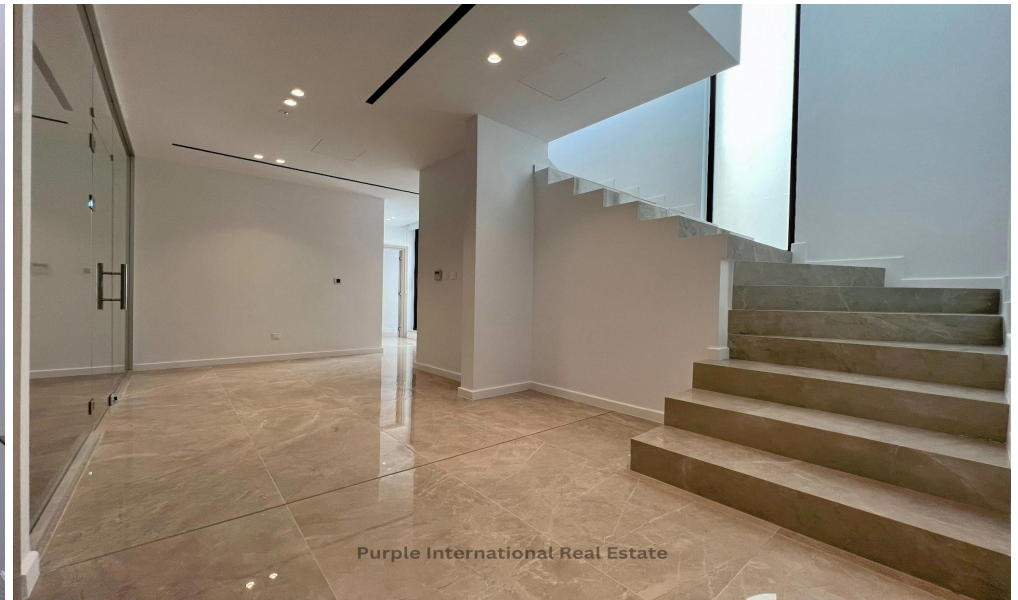




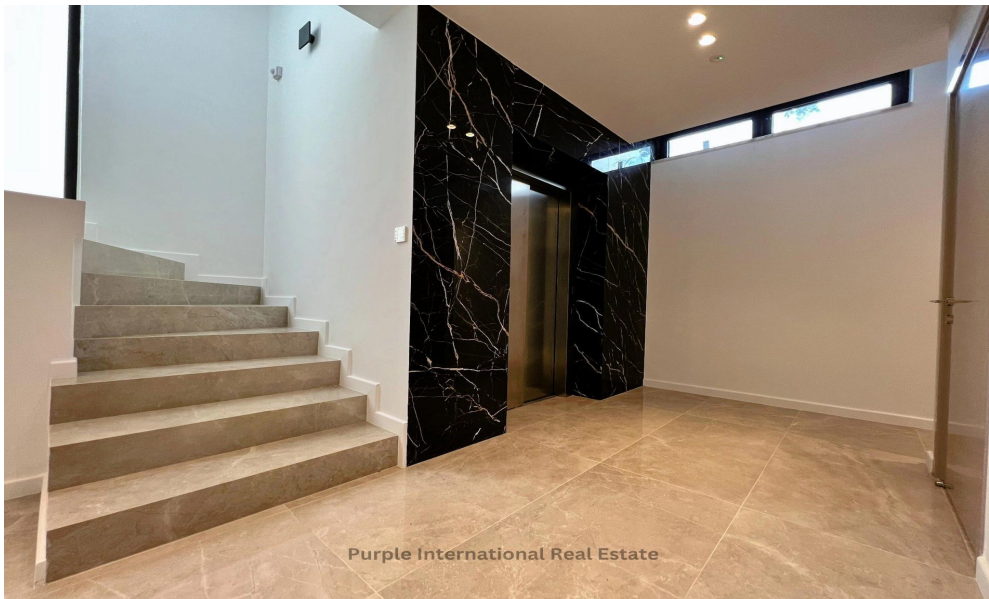




Purple International Real Estate



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