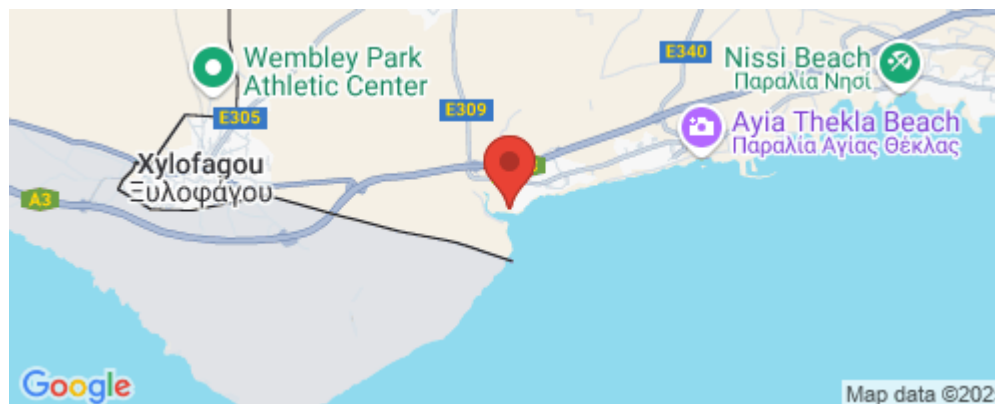


4 Bedroom House for Sale in Famagusta District

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€9 164.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€2 850 000 on May 2, 2025



