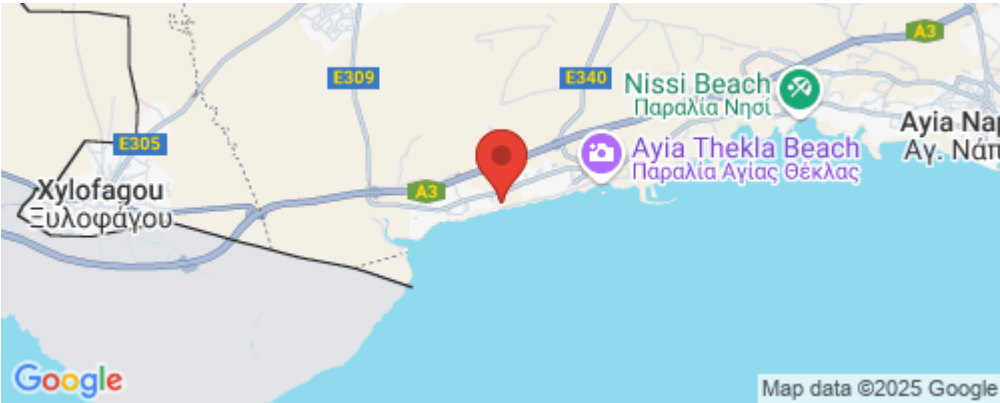


3 Bedroom House for Sale in Famagusta District

Experience the pinnacle of coastal luxury with this extraordinary seafront residence in Ayia Thekla. Showcasing striking contemporary architecture and built to the highest standards, this unique property offers an unrivaled lifestyle just meters from the turquoise waters of the Mediterranean. Unlike most homes in the area, this exclusive villa sits on its own independent plot, ensuring privacy and space.



Positioned along the beach protection line, the property guarantees uninterrupted sea views and direct access to the shoreline, with no future construction allowed in front. It is ideally located within walking distance to Ayia Thekla Beach, the serene Potamos National Park, and th...

Property Info

Covered Area
288
Heating
Central Heating, Yes
Air Conditioning
All rooms, Yes

Plot / Area Info

Plot area
739
Pool
Yes
Parking
Covered, Yes

Additional info

Reference Number
18479
Property type
House
Condition
Brand New
Bathrooms
3
View
Sea view

Amenities

- Guest WC

Location

Region: Famagusta
Coordinates: 34.976330874757 / 33.917611844769

Price: €2 300 000 + VAT

VAT for this property is **€269,292** or **€437,000**. 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 | €7 986.00/m² | | |

Representative: Purple International Real Estate

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

Price change history

€2 300 000 on May 2, 2025







