

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**

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

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Price change history

€2 300 000 on May 2, 2025









