

3 Bedroom House for Sale in Famagusta District

This charming 3-bedroom villa is perfectly located in the peaceful and popular area of Ayia Thekla, within walking distance to the beach and the amazing new Ayia Napa Marina.

Set on a generous plot with a private swimming pool and mature garden, the property offers plenty of outdoor space to enjoy the Cyprus sunshine. Please note, the pool requires a new skimmer liner, which has been reflected in the competitive asking price.

Inside, the villa boasts a bright open-plan living, dining, and kitchen area. One bedroom is conveniently located on the ground floor, while upstairs you'll find two more bedrooms, including a master with en-suite and access to a spacious veranda.

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Property Info		Plot / Area Info		Additional info	
				Reference Number	759
Covered Area Air Conditioning	120 All rooms, Yes	Plot area	380	Property type	House
		Pool	Yes	Condition	Pre-Owned
		Parking	Uncovered, Yes	Bathrooms	2
				View	Sea view

Amenities Location

• Gym Region: **Famagusta**



Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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	~ €12 600.00	Common expenses	None
Title deed	Has Title	Price per SOM	€3 333,00/m²		None

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Price change history

€400 000 on May 28, 2025























