

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

Covered Area **120**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **380**
Pool **Yes**
Parking **Uncovered, Yes**

Additional info

Reference Number **759**
Property type **House**
Condition **Pre-Owned**
Bathrooms **2**
View **Sea view**

Amenities

- Gym

Location

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 SQM	€3 333.00/m²		

Representative: Purple International Real Estate

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Price change history

€400 000 on May 28, 2025





