

3 Bedroom House for Sale in Famagusta District

This 3 bedroom Detached Villa is situated on a prestigious ocean front Development.

The project is located on the impressive Ayia Napa Coastline in an exclusive area of Ayia Thekla. The residence offers the finest luxurious living in an area of outstanding natural beauty, offering sea views from the upstairs veranda and is located just 100m from the sea. The sea front is perfect for divers and snorkelling.

The property has large spacious outside areas perfect for bbqs and entertaining. The simple yet comfortable furnishings and fully equipped kitchen provide a home away from home feel. It also has a fireplace for those cosy colder evenings.

Perfect for your weddin...

Property Info

Covered Area **117**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **332**
Pool **Yes**
Parking **Uncovered, Yes**

Additional info

Reference Number **2029**
Property type **House**
Condition **Pre-Owned**
Bathrooms **3**
View **Sea view**

Amenities

- Guest WC

Location

Region: **Famagusta**

Price: €449 000 + VAT

VAT for this property is **€22,450** or **€85,310**. 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	~€14 560.00	Common expenses	None
		Price per SQM	€3 838.00/m²		

Representative: Purple International Real Estate

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Price change history

€449 000 on May 28, 2025









