

3 Bedroom House for Sale in Agia Thekla, Famagusta District

For sale a three-bedroom house of 205 m2 on a plot of 1000 m2 in the area of Ayia Thekla, Famagusta, just 150 meters from the sea. The villa has a private swimming pool. The house is fully furnished and equipped with household appliances, including air conditioners. This beautiful villa on the south coast of eastern Cyprus is located in the gated complex Ionion Villas in a quiet pastoral area next to a traditional harbor, the villa is ideal for enjoying the best aspects of life and relaxation in Cyprus. A scenic footpath leads from the villa to Ayia Thekla beach, the new marina and further to Ayia Napa.

Property Info

Covered Area	205
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	160441
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

Location

Location: Agia Thekla Region: **Famagusta**

Price: €1 800 000 + VAT

VAT for this property is **€157,610** or **€342,000**. 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	~€68 600.00	Common expenses	None
		Price per SQM	€8 780.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€1 800 000 on Jun 14, 2025

