

### 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**

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 780.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€1 800 000 on Jun 14, 2025

