

## 4 Bedroom House for Sale in Agia Thekla, Famagusta District

Four-bedroom villa of 262 m2 for sale on a plot of 1388 m2 in Ayia Thekla, Famagusta. The villa includes 4 bedrooms, 6 bathrooms, a covered veranda of 50 m2, an open veranda of 45 m2, a roof garden of 26 m2, a covered parking. The house is fully furnished and equipped with household appliances, including air conditioners. Inside, floor-to-ceiling panoramic windows fill the interior with the natural beauty of the surrounding landscape – spacious living rooms and bedrooms are equipped with advanced technologies for comfort and energy efficiency. The spacious interiors and thoughtful design ensure maximum comfort. Panoramic sea views, modern technology and luxurious finishes make thi...

### Property Info

Covered Area	<b>461</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>160475</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Agia Thekla Region: **Famagusta**

## Price: €3 250 000 + VAT

VAT for this property is **€469,452** or **€617,500**. 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>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 050.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€3 250 000 on Jun 14, 2025

