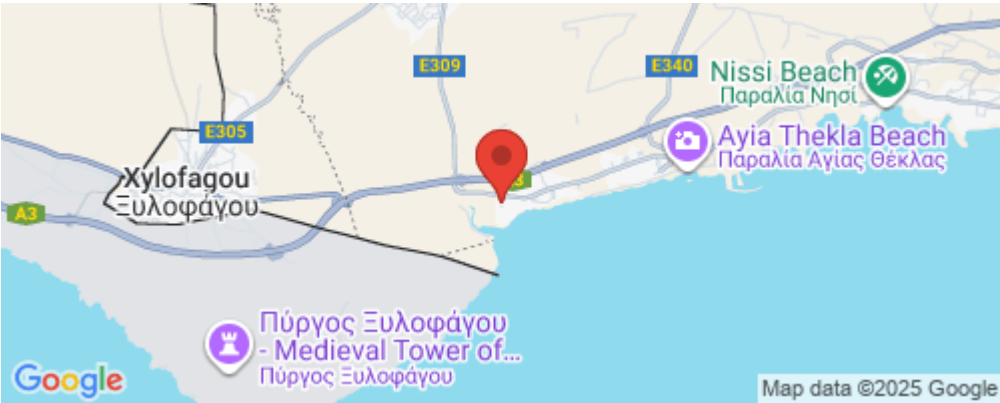


2 Bedroom House for Sale in Agia Thekla, Famagusta District

Discover this charming villa situated in the tranquil coastal area of Ayia Thekla, in Famagusta, Cyprus. Embracing a relaxed lifestyle, this property offers a delightful blend of comfort, contemporary design, and a private pool.



Upon entering the villa, you are greeted by a spacious living area that seamlessly merges with the kitchen in an open-plan layout, promoting a sense of togetherness and easy flow. The living room is enhanced by the warmth of a fireplace, creating a cozy ambiance for gatherings and relaxation.

This villa features two bedrooms, one of which is a generously proportioned ensuite with its own bathroom, ensuring privacy and convenience. An additional bathr...

Property Info

Covered Area	81
Uncovered Veranda	28
Total Number of Floors	1
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	466
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7729
Property type	House
Condition	Pre-Owned
Construction Year	2016
Bathrooms	2

Amenities

- Parking

Location

Location: Agia Thekla  
Coordinates: 34.974682833844 / 33.902853717929

Region: Famagusta

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 444.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€360 000 on Jul 16, 2025









