


## 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	<b>81</b>
Uncovered Veranda	<b>28</b>
Total Number of Floors	<b>1</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>466</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7729</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2016</b>
Bathrooms	<b>2</b>

### 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/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€360 000 on Jul 16, 2025









