

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

For sale: a fully furnished four-bedroom villa in the Agia Thekla area of Famagusta, offering 160 m<sup>2</sup> of living space. The villa is ready to move in and comes with title deeds. Located in a quiet green area just minutes from the beach and Ayia Napa Marina, the property features four spacious bedrooms, four bathrooms, a modern kitchen, dining area, and a cozy living room. Outside, you'll find a private pool, garden, covered parking, attic, and storage rooms. The villa is equipped with a surveillance system, alarm, and air conditioning in all rooms.

### Property Info

Covered Area	<b>180</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</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>169694</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €950 000 + VAT

VAT for this property is **€69,667** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 278.00/m²</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: +35796644888			

## Price change history

€950 000 on Aug 12, 2025

