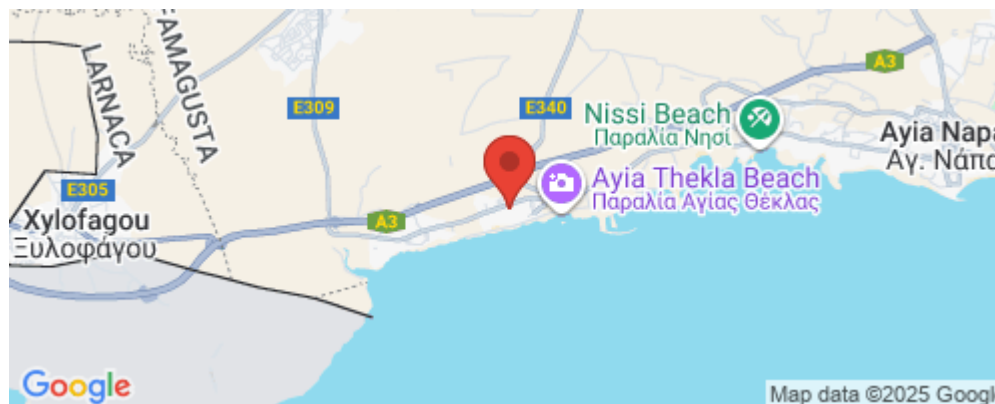


4 Bedroom House for Sale in Famagusta District

Beautiful 4 bedroom detached villa with Full Title Deeds in Ayia Thekla.



This lovely property sits on a generously sized plot with mature gardens, tiled patio areas, and an 8 x 4 swimming pool. There are numerous seating areas, perfect for outdoor dining and entertaining. On the ground floor, you'll also find an en-suite bedroom, along with another versatile room that could serve as a bedroom, office, or space for any other use.

This villa has been completely renovated and extended downstairs, with an Italian white kitchen with ample cupboards and a fabulous breakfast bar. New modern floor tiles in the rear garden, double glazed windows and doors, feature stone pillars etc...

Property Info

Covered Area	114
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	418
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	17809
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

- Guest WC

Location

Region: **Famagusta**
Coordinates: **34.979758763494 / 33.925852677387**

Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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	Excluded	Title transfer fee	~€16 400.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 342.00/m²		

Representative: Purple International Real Estate

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Price change history

€495 000 on Sep 30, 2025



