

4 Bedroom House for Sale in Agia Thekla, Famagusta District

This unique and exclusive 4 bedroom villa is located in Ayia Napa, right on the beach with unobstructed sea views, facing a secluded sandy beach. Carefully decorated by professional interior designers, the villa has style and elegance. It also boasts excellent specifications - natural materials - marble and wooden parquet, high quality sanitary ware, a smart house system, as well as CCTV and alarm system.

The basement is the first level and can be used as a separate guest house as it has its own entrance, 1 bedroom with main bathroom, kitchenet, laundry station, living room and guest toilet. Server room and 2 storage rooms are located there as well.

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Property Info		Plot / Area Info		Additional info	
Covered Area	179			Reference Number	5264
Covered Veranda	38			Property type	House
Furnishing	Furnished	Plot area	462	Condition	Brand New
Heating	Autonomous Heating, Yes	Pool	Yes	Construction Year	2019
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities	Location
	Location: Agia Thekla
	Region: Famagusta
	Coordinates: 34.979947 / 33.9325

Price: €3 500 000 + VAT

VAT for this property is **€254,385** or **€665,000**. 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	None	Common expenses	None
		Price per SQM	€19 553.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€3 500 000 on Oct 8, 2025













