

## 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 it's 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. The ground f...



### Property Info

Covered Area	<b>179</b>
Covered Veranda	<b>38</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>462</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5264</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2019</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€19 553.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€3 500 000 on Oct 8, 2025

























