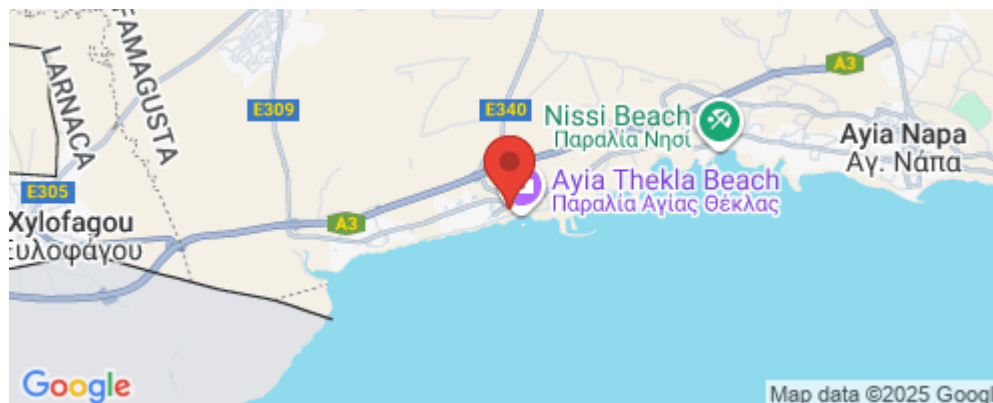


4 Bedroom House for Sale in Agia Thekla, Famagusta District

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	179
Covered Veranda	38
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	462
Pool	Yes

Additional info

Reference Number	5264
Property type	House
Condition	Brand New
Construction Year	2019
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



