

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

Reference ID: #SA31729 Price details: €1,950,000 +VAT Located in a peaceful private community on the seashore west of Ayia Napa, this beautiful frontline villa has an expansive lush garden plot and sea views. Intelligently designed to mirror traditional architecture while bringing full modern amenities, the villa has large interior and exterior living areas, bright bedrooms with sea views, and a private pool in a garden and green area directly to the sea. The villa is sold fully furnished with appliances. Direct sea access Double-glazed windows Garden Gated community Granite worktop Lower Level Luxury fixture and fittings Private balcony Private parking Provision for air conditioning Sea view Sea...

### Property Info

Covered Area	<b>224</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>773</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31729</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

- Garden

### Location

**Location:** Agia Thekla

Coordinates: **34.971858197495 / 33.902782332185**

Region: **Famagusta**

## Price: €1 950 000 + VAT

VAT for this property is **€187,688** or **€370,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 705.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 950 000 on Oct 19, 2023



