

4 Bedroom House for Sale in Agia Thekla, Famagusta District

This modern villa complex offers an exceptional level of comfort in one of the most sought-after areas on Cyprus's eastern coast — Ayia Thekla, Sotira. Just a short stroll from sandy beaches, charming restaurants, and local shops, the location also provides easy access to the highway connecting to Larnaca International Airport and the region's top resorts, including the iconic Ayia Napa Marina. Each residence is thoughtfully designed to blend elegance with functionality. The ground floor features an open-plan layout filled with natural light through expansive windows, while four spacious upstairs bedrooms ensure privacy and relaxation. Covered terraces provide the perfect sett...



Property Info

Covered Area	173
Covered Veranda	28
Uncovered Veranda	40
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	525
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	13675
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Parking

Location

Location: Agia Thekla Region: **Famagusta**
Coordinates: **34.981986 / 33.922244**

Price: €565 000 + VAT

VAT for this property is **€38,766** or **€107,350**. 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	€3 266.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€565 000 on Oct 9, 2025





