

## 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	<b>173</b>
Covered Veranda	<b>28</b>
Uncovered Veranda	<b>44</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>566</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>13678</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

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

**Price: €579 000 + VAT**

VAT for this property is **€39,727** or **€110,010**. 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>€3 347.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€579 000 on Oct 9, 2025









