

3 Bedroom House for Sale in Agia Thekla, Famagusta District

PREMIUM 3 BEDROOM VILLA IN PRESTIGIOUS AYIA THEKLA PRICE: OFFERS OVER €405.000 GATED COMPLEX YOUR MEDITERRANEAN PARADISE AWAITS



DESCRIPTION: Nestled on the stunning southern coast of the Famagusta district, this elegant fourth-line 3-bedroom villa with partial sea views offers a rare opportunity to secure a home in one of Cyprus's most desirable beachfront enclaves.

Set within a prestigious gated complex, the property is less than a two-minute stroll (130 m) from the sea with a scenic coastal path perfect for walki...

Property Info		Plot / Area Info		Additional info		
Covered Area	149					
Covered Veranda	32			Property type	House	
Uncovered Veranda	10			Condition	Pre-Owned	
Floor Number	0	Plot area Pool	214 Common, Yes	Construction Year Bathrooms	2011 3	
Total Number of Floors	l Number of Floors 2					
Furnishing	Partially furnished	Parking	Covered, Yes	View	Sea view	
Floor Type	Ceramic, Laminate, Marble	raikiliy	Covered, res	Complex	Ionion Seafront Villas	
Energy Efficiency	В			Developer		
Heating	Yes			Developer	Karma Developers	
Air Conditioning	All rooms, Yes					

Amenities Location



- Alarm
- Balcony
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

Location: Agia Thekla Region: **Famagusta**

Coordinates: **34.97236** / **33.90297**



Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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	~ €12 800.00	Common expenses	None
Title deed	No Title	Price per SOM	€2 718.00/m²		None

Price change history

€405 000 on Nov 2, 2025























