

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 |
| Uncovered Veranda | 10 |
| Floor Number | 0 |
| Total Number of Floors | 2 |
| Furnishing | Partially furnished |
| Floor Type | Ceramic, Laminate, Marble |
| Energy Efficiency | B |
| Heating | Yes |
| Air Conditioning | All rooms, Yes |

| | |
|-----------|---------------------|
| Plot area | 214 |
| Pool | Common, Yes |
| Parking | Covered, Yes |

| | |
|-------------------|-------------------------------|
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 2011 |
| Bathrooms | 3 |
| View | Sea view |
| Complex | Ionion Seafront Villas |
| Developer | Karma Developers |

Amenities

Location

- Air Conditioning
- 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.

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|------------|----------|--------------------|--------------|-----------------|------|
| VAT | Excluded | Title transfer fee | ~€12 800.00 | Common expenses | None |
| Title deed | No Title | Price per SQM | €2 718.00/m² | | |

Price change history

€405 000 on Nov 2, 2025







