

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

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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	2011
Total Number of Floors	2	214	Construction Year
Furnishing	Partially furnished	Pool	3
Floor Type	Ceramic, Laminate, Marble	Parking	Sea view
Energy Efficiency	B	Common, Yes	Ionion Seafront Villas
Heating	Yes	Covered, Yes	Karma Developers
Air Conditioning	All rooms, Yes		
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.

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







