

## 5 Bedroom House for Sale in Agia Thekla, Famagusta District

For sale a modern villa on the beach in an exclusive complex in the area of Ayia Thekla, Famagusta. The project consists of 7 villas, all with panoramic sea views. The residence consists of three floors. The spacious balconies overlook the lush greenery and the pool, in a beautiful landscaped garden. The house boasts its own roof garden with stunning sea views across the horizon.

### Property Info

Covered Area **246**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **189795**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

#### Location

**Location:** Agia Thekla Region: **Famagusta**

## Price: €850 000 + VAT

VAT for this property is **€88,939** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 455.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€850 000 on Nov 25, 2025

