

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

Discover the ultimate Mediterranean lifestyle with this exceptional front-line 5-bedroom detached villa located in the serene and prestigious area of Ayia Thekla. Perfectly positioned just steps from the sea, this residence offers unobstructed views, total privacy, and a peaceful atmosphere—ideal for both permanent living and a luxury holiday home.

Set on a generous 495 m<sup>2</sup> plot, the villa boasts 160 m<sup>2</sup> of covered areas, plus an additional 62 m<sup>2</sup> basement, providing plenty of space for relaxation, entertainment, and storage. Built in 2007, the property has been beautifully maintained and features a mature garden that enhances its natural charm.

Inside, the villa is fully ...

### Property Info

Covered Area **160**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **495**

### Additional info

Reference Number **240995**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **3**

### Amenities

### Location

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

## Price: €1 200 000 + VAT

VAT for this property is **€70,500** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 500.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 200 000 on Dec 4, 2025







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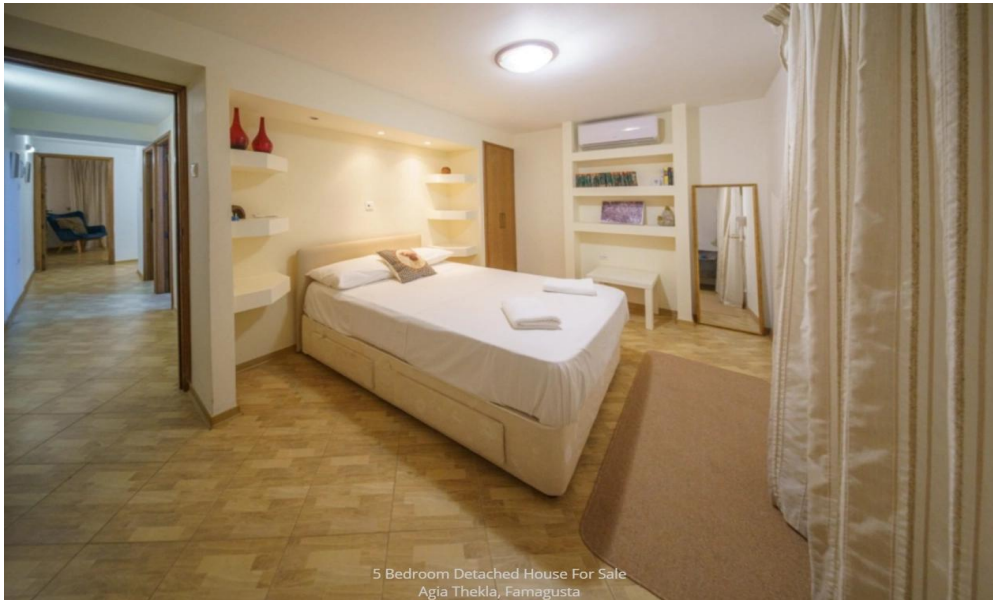
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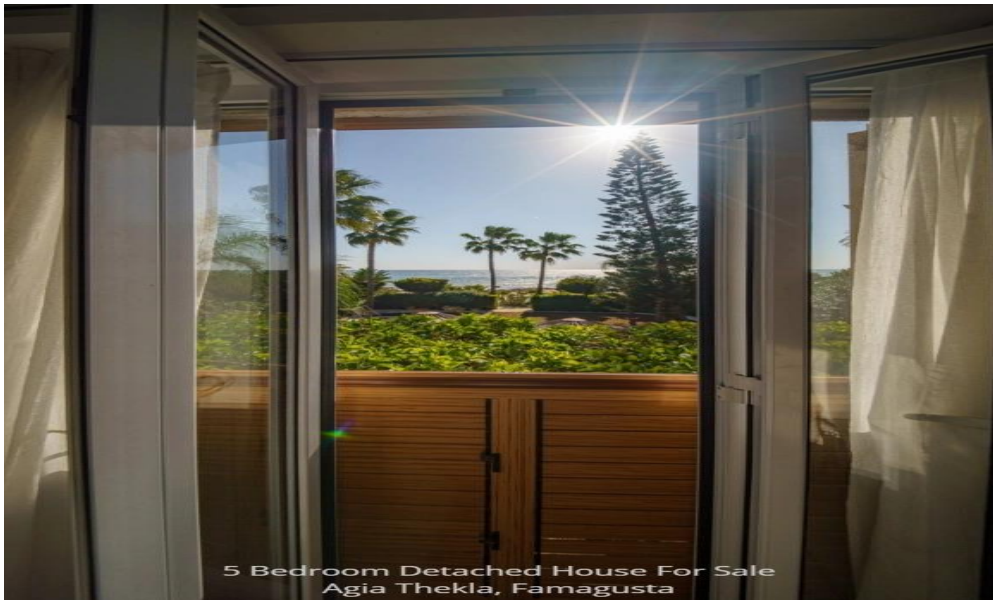
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