

<b>Property Code:</b>	A10250	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Thekla	<b>Internal Area:</b>	128 m <sup>2</sup>
<b>Plot Area:</b>	726 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2005
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Detached	Swimming Pool	Title Deeds
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**Description:**

## Seaside Serenity: Charming 3-Bedroom Detached Villa in Ayia Thekla, Just 300m from the Beach

Nestled in the highly desirable area of Ayia Thekla, this beautifully presented 3-bedroom detached villa offers a perfect blend of coastal living and private tranquility. A mere 300-meter stroll from the crystal-clear Mediterranean waters, this property is an ideal home for those seeking a permanent residence immersed in the Cypriot sun.

Built in 2005 and set on a generous, private plot of 726m<sup>2</sup>, the villa boasts a comfortable 128m<sup>2</sup> of covered living space. The practical layout is enhanced by two spacious verandas—a 20m<sup>2</sup> covered area perfect for alfresco dining regardless of the sun, and a 16m<sup>2</sup> uncovered sun terrace—providing the ultimate Cypriot indoor-outdoor lifestyle.

The property is being sold with its **Title Deeds readily available**, ensuring a smooth and secure purchasing process.

Enjoy the perfect balance of a peaceful location while remaining well-connected, with Larnaca Airport just a 48km drive away. This villa is a wonderful opportunity to own a slice of paradise in one of Cyprus's most charming coastal locations.

**Key Features:**

**Prime Location:** Just 300m from the sandy beaches of Ayia Thekla.

**Spacious Plot:** A large 726m<sup>2</sup> private plot offering peace and potential.

**Outdoor Living:** 20m<sup>2</sup> covered & 16m<sup>2</sup> uncovered veranda for perfect relaxation.

**Guaranteed Investment:** Title Deeds are available for a hassle-free transaction.

**Established Property:** Well-maintained villa built in 2005.

**Excellent Connectivity:** 48km to Larnaca International Airport.



