

Property Code:	A10250	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Thekla	Internal Area:	128 m ²
Plot Area:	726 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2005
Status:	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 726m², the villa boasts a comfortable 128m² of covered living space. The practical layout is enhanced by two spacious verandas—a 20m² covered area perfect for alfresco dining regardless of the sun, and a 16m² 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 726m² private plot offering peace and potential.

Outdoor Living: 20m² covered & 16m² 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.



