

Property Code:	A10501	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Thekla	Internal Area:	125 m ²
Plot Area:	500 m ²	Bedrooms:	3
Bathrooms:	3	Status:	Resale

Property features:

Air Conditioning	Detached	Furnished	Swimming Pool
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Description:

Exquisite 3-Bedroom Detached Villa in Prime Ayia Thekla Location

Welcome to your dream coastal retreat! This stunning, fully furnished 3-bedroom detached villa offers the perfect blend of luxury, comfort, and an unbeatable location just 200 meters from the crystal-clear waters of the Mediterranean Sea.

Property Highlights:

Spacious Plot: Set on a generous 520 sq. meter plot, offering privacy and ample outdoor space.

Modern Living: Features an open-plan layout, creating a bright and airy atmosphere ideal for both entertaining and family living.

Total Bedrooms: 3 bedrooms in total, configured for convenience with **1 bedroom and bathroom located downstairs** and **2 further bedrooms upstairs**.

Bathrooms: 3 well-appointed bathrooms.

Covered Areas: 125 sq. meters of covered living space.

Key Distances: An easy stroll (approx. 200m) to the beautiful sea and beach. Just 47km to Larnaca International Airport for effortless travel.

This immaculate villa is presented in true move-in condition, tastefully and fully furnished. The thoughtful design places the master suite and an additional bedroom on the upper floor, while the ground floor features a versatile guest bedroom, perfect for visitors or multi-generational living.

The heart of the home is the open-plan living, dining, and kitchen area, which flows seamlessly to outdoor terraces and the private garden—perfect for alfresco dining and enjoying the glorious Cypriot climate.

Nestled in the highly sought-after area of Ayia Thekla, you are moments away from sandy beaches,

VILLA IN PRIME AYIA THEKLA LOCATION

€ 449 000

~~€ 500 000~~

crystal-clear swimming spots, and scenic coastal paths. The location combines serene, village-like charm with excellent proximity to the amenities of Sotira and the vibrant resort of Protaras.

This is a rare opportunity to acquire a premium, low-maintenance villa in one of the island's most desirable coastal settings. Ideal as a permanent residence or a luxurious holiday home with superb rental potential.

Contact us today to arrange a viewing!



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