

Код Объекта:	A10501	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Ayia Thekla	Площадь:	125 м <sup>2</sup>
Участок:	500 м <sup>2</sup>	Спальни:	3
Ванные:	3	Статус:	Вторичный Рынок

**Особенности недвижимости:**

Air Conditioning      Detached      Furnished      Swimming Pool

**Описание:**

## 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,

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€ 449 000

~~€ 500 000~~

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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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