

VILLA FOR SALE



Ayia Thekla

Ayia Thekla, Other

Cyprus

Asking Price

€530,000

Bedrooms **4**

Year Built **0**

Bathrooms **3**

Date Listed **05/01/2024**

Size **145 Sq M**

Listing ID **GL-**

1740342072

Listed by: Emerald Property Consultants - Cyprus

For more information, visit:

<https://www.globallistings.com/11112229>

Overview

Four Bedroom Detached Villa For Sale in Ayia Thekla, Famagusta - Title Deeds (New Build Process)

Located in Ayia Napa, this complex is just 1km away from the town's blissful beaches and bustling nightlife. It is also very close to one of the largest water parks in Cyprus and the Marina of Ayia Napa. The project consists of 3 phases PHASE A - 5 Villas, PHASE B - 6 Villas and PHASE C - 9 Villas. Each phase has 4 Bedroom villas with a modern architectural design and functional, comfortable spaces.

Each of these detached villas comes with spacious open plan living, dining and kitchen areas, four double bedrooms two of which have ensuite facilities, off-road car parking and a private swimming pool. These villas will make the perfect family or holiday home or rental opportunity.

- 2 Double bedrooms with ensuite facilities and fitted wardrobes

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- Open plan living, dining and kitchen area
- Fully fitted kitchen
- Family bathroom
- Ground floor shower & W/C
- Unfurnished
- Provisions for air conditioning
- Thermal insulation
- Double glazing
- BBQ area
- Covered car parking for 2 cars
- Uncovered parking
- Private swimming pool
- Internal area 145 m²
- Ground floor covered veranda 14 m²
- Ground floor uncovered veranda 56 - 58 m²
- First floor covered balcony 13 - 14 m²
- First floor uncovered balcony 0 - 6 m²
- Covered parking 32 - 39 m²
- Uncovered parking 37 - 49 m²
- Swimming pool 4 x 8m (Villa 1 is 3 x 9m)
- Plot sizes 420 - 511 m²
- 4 Minutes to Waterworld
- 5 Minutes to the local shops and amenities

- 7 Minutes to the nearest beach
- 12 Minutes to Ayia Napa
- 35 Minutes to Larnaca International Airport
- Suitable for Cyprus Permanent Residency - Fast Track
- Subject to VAT
- Energy Efficiency A

Ayia Thekla

Ayia Thekla is home to one of the oldest chapels in the area with a backdrop of the endless blue and clear sea and was built next to the ruins of the old original church dating back to the 4th century. Very close to the church there are restaurants, special entertainment venues and the beautiful beach of Agia Thekla with a long road running alongside it which is popular with people who enjoy walking/hiking. It is also home to the new Ayia Napa Marina, offering a unique lifestyle and experience, from luxurious residences and excellent yachting facilities to waterfront dining and exclusive shopping units.

- * Title Deeds (New Build Process)
- * Private Swimming Pool
- * Close to the Beach
- * Suitable for Cyprus Permanent Residency - Fast Track
- * Subject to VAT
- * Under Construction - Completion 20-24 Months
- * Energy Efficiency A

Ayia Thekla

Ayia Thekla

County: Famagusta

Sale Type: For Sale

Ref #: CDL002N4/PhaseC

Contact

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