



## For Sale, House, Detached House, Famagusta, Agia Thekla, 419m<sup>2</sup>

(9, PHASE C) MARINA TWO, ROTHESI VLACHOU,  
SOTIRA, AGIA NAPA, FAMAGUSTA

For Sale : **€ 530,000**

### Description

Prime Seaside Living: 4-Bedroom Modern Villa in Agia Thekla, Agia Napa  
Contemporary Coastal Luxury with Private Pool & BBQ Oasis

Embrace the ultimate Mediterranean lifestyle with this stunning 4-bedroom detached villa in the serene and rapidly developing Agia Thekla area. Located just west of the vibrant Ayia Napa, this two-storey residence offers a perfect balance of tranquility and luxury, making it an ideal choice for a permanent family home or a high-yielding holiday investment.

#### Spacious & Sophisticated Layout

With a total internal area of 145 m<sup>2</sup>, the villa is designed for seamless indoor-outdoor living:

Ground Floor: Features a bright open-plan kitchen, living, and dining area, creating a social hub that flows directly to the outdoor verandas. A convenient guest WC is also located on this level.

First Floor: Comprises four well-appointed bedrooms, including two master suites with private en-suite showers. A modern main bathroom serves the remaining bedrooms, while a covered veranda offers a peaceful spot for morning coffee.

Outdoor Paradise: The private grounds are a highlight, featuring a sparkling swimming pool, a dedicated barbecue area, and plenty of space for lounging and entertaining.

Ample Parking: The property includes 2 covered and 2 uncovered parking spaces, accommodating multiple vehicles with ease.

#### The Location: Agia Thekla & Beyond

Agia Thekla is renowned for its natural beauty and its proximity to world-class attractions:

Beachfront Bliss: Just a short distance from the crystal-clear waters and white sands of Agia Thekla Beach and the picturesque church of the same name.

Marina Lifestyle: Only a few minutes' drive from the newly developed, state-of-the-art Ayia Napa Marina, which offers fine dining, boutique shopping, and elite yachting services.

Accessibility: Located with easy access to the main motorway, you are only 30 minutes from Larnaca International Airport and 10 minutes from the world-famous Nissi Beach and Ayia Napa center.

#### Make It Yours

Contact G&P Lazarou Estate Agents today at +357 24104949 or email [larnaca.office@gplazarou.com](mailto:larnaca.office@gplazarou.com) to arrange your private viewing of this coastal gem!

### Details

Property Type: **House**

Status: **Available**

Unit Number: **9, PHASE C**

[Website](#)

### Main Features

Property Subtype: **Detached House**

Construction Stage: **Under Construction**

Bedrooms: **4**

Bathrooms: **4**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **2**

Uncovered Parking: **2**

### Area

Internal Area: **145m<sup>2</sup>**

Plot Area: **419m<sup>2</sup>**

### Energy & Heating

Energy Efficiency Grade: **A**

### Further Details

Private Swimming Pool, Air Condition





## Gallery





