

Land in Agia Thekla, Famagusta

For Sale : **€ 3,000,000**

Description
Prime Development Plot with Existing Villa – Ayia Thekla, Cyprus

Positioned just steps from the sea in the tranquil coastal village of Ayia Thekla, this 3,249 m² plot offers an exceptional opportunity for investment or lifestyle development. Conveniently located a short drive from the vibrant resort town of Protaras and the prestigious Ayia Napa Marina, the property combines coastal serenity with immediate access to the area's finest amenities.

The plot currently features a completed 227 m² villa with a private swimming pool, situated on its own 357 m² plot—ideal for immediate use or as a show home for future development. In addition, the remaining land is fully licensed and primed for the construction of three additional villas, each with a planned internal area of 183 m². Each new villa will sit on an individual plot of approximately 620 m² and include a private swimming pool.

Property Highlights:
– Total land area: 3,249 m²
– Existing 3-bedroom villa: 227 m² + private swimming pool (on 357 m² plot)
– Potential for 3 additional villas (183 m² each)
– Average plot size for new villas: 620 m² each
– All villas with private pools
– Flat terrain and easy access for development

Location Benefits:
– Just meters from the coastline
– Walking distance to local amenities
– 5 minutes to Ayia Napa Marina and Protaras
– Peaceful setting with quick access to nightlife, beaches, dining, and shopping
– High demand area with strong rental and resale potential

This ready-to-develop plot offers the perfect balance of privacy, sea views, and proximity to Cyprus's most sought-after coastal destinations—making it an ideal choice for developers or investors seeking high-value opportunities in a premium location.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot**

Area

Plot Area: **3,249m²**

Gallery













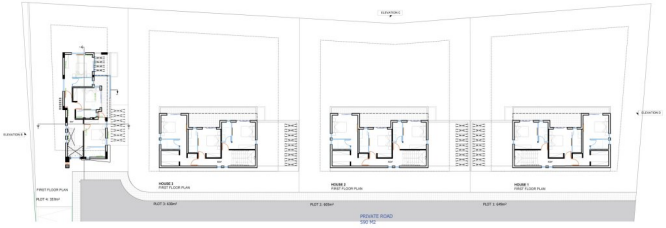




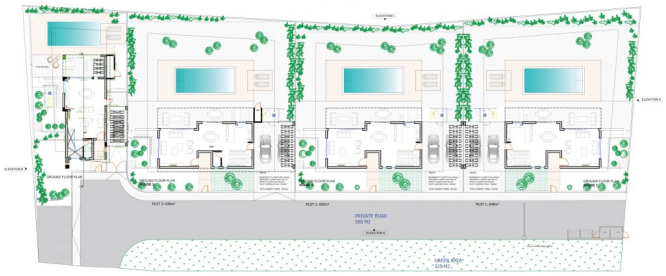
Basement Plan



First Floor Plan



Ground Floor Plan



Roof Plan



Roof Garden Plan

