

### 3 Bedroom Apartment for Sale in Famagusta District

Three Bedroom Penthouse Apartment For Sale in Ayia Napa, Famagusta - Title Deeds (New Build Process) This is one of three similar but not identical low-rise blocks within a contemporary gated development in Ayia Napa, a prominent beach resort on Cyprus’s southeastern coast. Within walking distance are several restaurants, banks, gift stores, bakeries, and a medical clinic. The resort’s magnificent sandy beach with the azure Mediterranean ocean is about 500m away. Larnaca International Airport is about a 35-minute drive away. There are five units in total: two cozy two-bedroom apartments on the ground floor, two comfortable one-bedroom apartments on...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**144**

Pool

**Yes**

Reference Number

**vel002r3p/block**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**4**

#### Amenities

#### Location

Region: **Famagusta**

Coordinates: **34.98618 / 34.0034**

## Price: €1 050 000 + VAT

VAT for this property is **€52,500** or **€199,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 292.00/m<sup>2</sup></b> |                 |             |

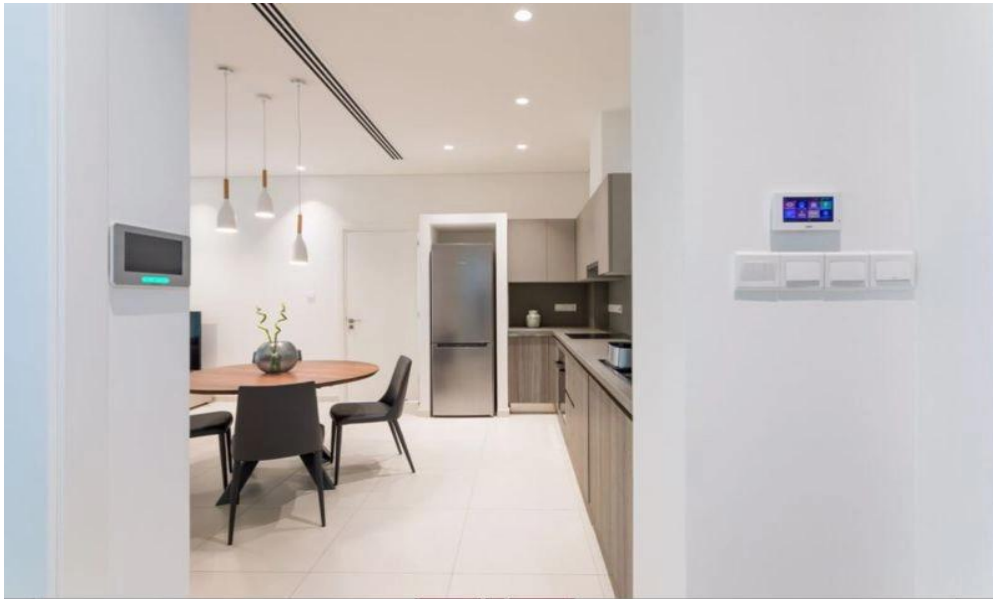
## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

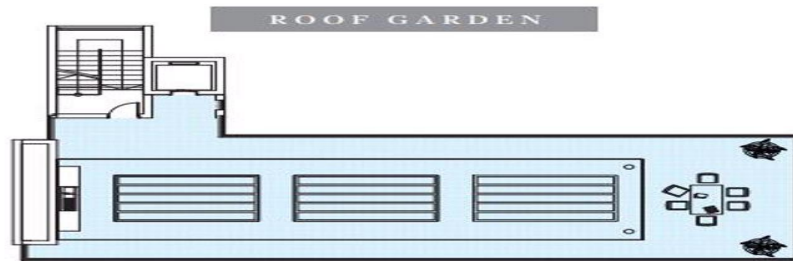
€1 050 000 on Apr 27, 2024









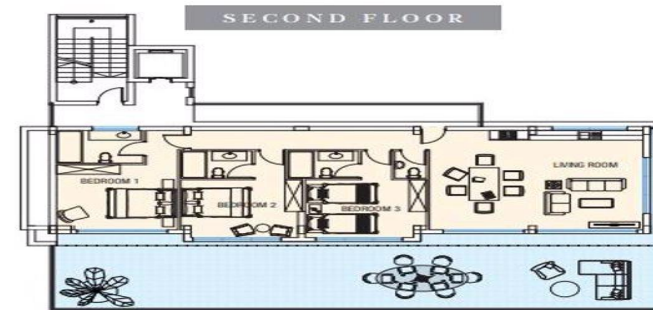


### Roof Garden

(for 3-bedroom apartment on second floor)

**165.5m<sup>2</sup>**  
(7.50m x 21.95m)

Facilities:  
BBQ, Island Kitchen, Sitting Lounge Area, Dining Area



### 1 x 3-Bedroom Suite:

**3-BEDROOM SUITE, Total Area: 144.3m<sup>2</sup>**

Living room: 63.7m<sup>2</sup> (7.40m x 6.25)  
WC: 2.4m<sup>2</sup> (1.10m x 1.70m)

Bedroom 1: 23.1m<sup>2</sup> (4.20m x 4.10m)

Ensuite bathroom: 7.7m<sup>2</sup> (2.05m x 3.0m)

Bedroom 2: 18.7m<sup>2</sup> (4.20m x 3.65m)

Ensuite bathroom: 4.8m<sup>2</sup> (1.70m x 2.45m)

Bedroom 3: 19.1m<sup>2</sup> (4.20m x 3.65m)

Ensuite bathroom: 4.80m<sup>2</sup> (1.70m x 2.45m)

Total uncovered veranda: 87m<sup>2</sup>

Total covered veranda: 15m<sup>2</sup>