

## 3 Bedroom House for Sale in Famagusta - Agia Napa

This gorgeous villa, designed with attention to detail, is located in the heart of Ayia Napa and only 500 meters from Sandy Bay Beach. The famous Nissi Beach is around 8-10 minutes' walk from the villa.

Until late afternoon it offers sun-drenched pool. With three good size bedrooms on the first floor, this villa comfortably accommodates 6 adults. The perfect place for a late afternoon cocktail is roof top terrace with lovely panoramic views.

Ayia Napa is a small town in the Ammochostos (Famagusta) district and an independent municipality since 1986. Ayia Napa is located at the south east part of Cyprus, west of Gape Greco and it is about 10km north of Paralimni. To the west ...

Property Info		Plot / Area Info		Additional info	
				Reference Number	33157
Covered Area Furnishing Air Conditioning	111 Furnished Yes	Plot area Pool	290 Private, Yes	Property type	House
				Condition	<b>Pre-Owned</b>
				Construction Year	2001-2010
				Bathrooms	2

## Amenities Location

• Garden Location: Famagusta - Agia Napa Region: Famagusta



Price: €540 000 + VAT

VAT for this property is €27,000 or €102,600. 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	Excluded	Title transfer fee	~ <b>€18 200.00</b>	Common ovnonces	None
Title deed	Has Title	Price per SQM	€4 865.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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## **Price change history**

€540 000 on May 22, 2024























