

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

A breathtaking Sea View 3-bedroom Villa in Ayia Napa, Cyprus. Located in the heart of Ayia Napa, just 80 meters from the main street of Nissi Avenue, this villa is your dream house. Equidistant from the best points of attraction in the city and the most famous beach of the area-Nissi beach! The house belongs to a small gated complex of 6 Villas called Sonatina, blending harmonious Architecture with the nature surroundings, offering not just simple living but living with a lifestyle. Panoramic Sea views from the Roof Garden, private parking, swimming pool, and easy access to the highway, or any of the major nearby towns. Plus, all the beaches are located at a walking distance. The closest ...

### Property Info

Covered Area	<b>159</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>330</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>34143</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**

## Price: €500 000 + VAT

VAT for this property is **€28,962** or **€95,000**. 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>€3 145.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€500 000 on May 23, 2024









