

## 5 Bedroom House for Sale in Cape Greko, Famagusta District

A luxury villa in Cape Greko area in Ayia Napa. This villa was designed be the owner from scratch. It has to be one of the most luxurius and exwuisite villa on the east coast of Cyprus.

Features:

Private walled plot 2040 sq.m.

Internal area 375 sq.m.

En-suite bedrooms 5

Kitchen appliances by miele with corian tops

Fully equipt fitness room

6m high ceilings in lounge

Covered outdoor cinema room with bose lifestyle48

Shisha lounge with gas firepit for 12 person

15m private overflow infinity swimming pool

Heated overflow 10 seater hot tub

Established private gardens with tropical trees

Car garage 2 + 5...

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>375</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>2040</b>         |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>48278</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Garden

### Location

**Location:** Cape Greko Region: **Famagusta**

## Price: €2 500 000 + VAT

VAT for this property is **€335,000** or **€475,000**. 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>~€96 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 667.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€2 500 000 on May 24, 2024





