

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

A stunning 3-bedroom Villa located at one of the best spots of Ayia Napa, both close to the beach, and the city center. This gorgeous house, has everything you are looking for, and is a great investment thanks to its location. It consists of 3 spacious bedrooms, with the master bedroom being en-suite, one common bathroom, and a guest toilet on the ground floor. It has an open plan kitchen-living room, and a good size pool in the back yard. In front of the pool there is a large outside dining area, just to make your outside living better! The house is surrounded by beautiful mature gardens, it has a BBQ, its fully furnished and air-conditioned. Finally, it is close to all the amenities of ...

### Property Info

Covered Area	<b>176</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>424</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>34802</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€38,875** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 125.00/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

€550 000 on May 24, 2024







