

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

This unique villa sits on a plot of 803sqm and is developed in 2 levels, covering a total area of 290sqm. It is located in a quiet forestry area on the hills of Ayia Napa, surrounded by public green areas and offering full privacy and unobstructed sea views of the Mediterranean Seas.

The property has been tastefully decorated and furnished with large open-plan living spaces. Upon entering this unique property, you are welcomed by a featured staircase that leads to a beautiful lounge with a classy bar and a dining area.

The ground floor is consisting of a guest toilet, utility room, and a storage area, and all of them have access to the garden. Upstairs there are 3 double...

### Property Info

Covered Area	<b>190</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>803</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>38459</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

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

## Price: €1 700 000 + VAT

VAT for this property is **€135,105** or **€323,000**. 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>~€64 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€8 947.00/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

€1 700 000 on May 24, 2024















