

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

Seaside Sophistication – 3-Bedroom Villa in Ayia Napa with Panoramic Views X

Ayia Napa has evolved into one of Cyprus's most desirable destinations, where the rhythm of island life blends relaxation with vibrancy. For homeowners who seek both excitement and tranquility, this villa represents the perfect balance—a residence of timeless elegance with a lifestyle defined by the sea.

Prime Location

Positioned just 200 meters from the beach and within a short stroll to the heart of Ayia Napa, the villa allows you to move seamlessly between the town's cosmopolitan energy and the serenity of its natural coastline.

Nearby, the famous sea caves create a picture-perfec...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>241</b>			Reference Number	<b>231338</b>
Uncovered Veranda	<b>158</b>	Plot area	<b>1000</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2024</b>
				Bathrooms	<b>4</b>
				View	<b>Sea view</b>

Amenities	Location
	<b>Location:</b> Cape Greko
	Region: <b>Famagusta</b>
	Coordinates: <b>34.9826875 / 34.0201875</b>

## Price: €1 900 000 + VAT

VAT for this property is **€195,440** or **€361,000**. 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>€7 884.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 900 000 on Jun 8, 2024









