

3 Bedroom House for Sale in Cape Greko, Famagusta District

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

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	
				Reference Number	231338
Covered Area	241			Property type	House
Uncovered Veranda	158	Plot area	1000	Condition	Brand New
Energy Efficiency	A	Pool	Yes	Construction Year	2024
Air Conditioning	All rooms, Yes			Bathrooms	4
				View	Sea view
Amenities		Location			
		Location: Cape Greko		Region: Famagusta	
		Coordinates: 34.9826875 / 34.0201875			

## 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/m²</b>		

## Representative: MySpace

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## Price change history

€1 900 000 on Jun 8, 2024















