

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 | 231339 |
| Covered Area | 246 | | | Property type | House |
| Uncovered Veranda | 197 | 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 **€198,805** 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €7 724.00/m² | | |

Representative: MySpace

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

Price change history

€1 900 000 on Jun 9, 2024





