

Ayia Napa has become a popular destination for homeowners who understand how high quality of life can be lived on the island, as well as how the resort offers both excitement and tranquility. There is nothing better than living in a villa that meets the expectations of homebuyers who value comfort, quality, a stunning unobstructed sea view, and ease of access to the many delights of Ayia Napa. Within a few minutes' walk of the property, you will see the famous sea caves, a picture-perfect natural rock structure just outside Ayia Napa. This property is located just 200 meters from the beach and just a short walk away from the town center of Ayia Napa. This allows you to easily switch betw...



Covered Area	246	Plot area	1000	Reference Number	231339
Uncovered Veranda	197	Pool	Yes	Property type	House
Energy Efficiency	A			Condition	Brand New
Air Conditioning	All rooms, Yes			Construction Year	2024
				Bathrooms	4
				View	Sea view

**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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 724.00/m²</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>
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## Price change history

€1 900 000 on Jun 9, 2024









