

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

A luxury villa nestled just moments away from the lively Ayia Napa Marina and a mere 100 meters from the pristine golden sands of the beach.

### Features

3 Levels of Luxury:

Lower Floor:

Spacious sanctuary

Meticulously designed kitchen

Two modern bathrooms

Generously sized bedroom

Ground Floor:

Expansive living space

Chic living room, contemporary kitchen, and elegant dining area

Guest WC

Private outdoor oasis with lounge area, alfresco dining, BBQ space, and sparkling swimming pool

First Floor:

Three generously sized bedrooms, each with an ensuite bathroom

Meticulously designed for relaxation and c...

### Property Info

Covered Area	<b>227</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>357</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>52196</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

### Location



## Price: €620 000 + VAT

VAT for this property is **€60,443** or **€117,800**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 731.00/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

€800 000 on Jun 11, 2024  
 €620 000 on Dec 10, 2024









