

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

A luxury villais located in central Ayia Napa, close to the sea and monastery square.

### Key Features

Gated complex

Walking distance to a Blue Flag beach, daily amenities, and entertainment hotspots

Sophisticated materials

High-End finishes

### Layout

Lower Level: Leisure space, fourth bedroom, and jacuzzi

Ground Floor: Living areas and kitchen

First Floor: Bedrooms

Roof Garden

Garden and Pool: Adjacent to a BBQ area, ideal for outdoor gatherings

### Property Info

Covered Area **186**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **436**  
Pool **Private, Yes**

### Additional info

Reference Number **52198**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2022**  
Bathrooms **5+**

### Amenities

- Garden

### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**

## Price: €2 100 000 + VAT

VAT for this property is **€161,903** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 290.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 100 000 on Jun 11, 2024











