

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

Luxurious villa near Ayia Napa and Cape Greco, 150 meters from the sea. Picturesque coastal area, ideal for opulent living with access to resort amenities and a tranquil home environment.

#### Key Features

Part of a residential development with six unique homes

Modern architecture

Premium finishing materials

Three floors

Spacious living areas

Experience the best of both worlds with this villa—exciting resort amenities and a serene, luxurious home by the sea.

#### Property Info

Covered Area **254**  
Air Conditioning **Yes**

#### Plot / Area Info

Plot area **1000**  
Pool **Private, Yes**

#### Additional info

Reference Number **52199**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2022**  
Bathrooms **5+**

#### Amenities

- Roof Garden

#### Location

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

## Price: €2 950 000 + VAT

VAT for this property is **€316,602** or **€560,500**. 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>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 614.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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**367/E**

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## Price change history

€2 950 000 on Jun 11, 2024







