

## 2 Bedroom Apartment for Sale in Famagusta - Agia Napa

Cosy 2-bedroom apartment in Ayia Napa.

### Key Features

Modern gated complex with only 6 units  
 500 meters from the sandy beach and turquoise Mediterranean waters  
 Walking distance to restaurants, banks, shops, bakeries, and a medical clinic  
 35-minute drive to Larnaca International Airport  
 Energy-efficient and anti-earthquake design  
 Air-conditioning, heating  
 Fitted wardrobes, kitchen cabinets  
 Double-glazed windows  
 Communal pool: 25.5m x 7m pool with jacuzzi and sun deck  
 Parking  
 Fully furnished

Ideal for holidays or rental.

### Property Info

Covered Area	<b>90</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>52201</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>~€21 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 944.00/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

€625 000 on Jun 11, 2024





