

### 3 Bedroom House for Sale in Famagusta District

This villa is nestled in a picturesque coastal setting between Ayia Napa and Cape Greco, perfect for those seeking luxurious living near the sea. It offers access to the resort’s exciting amenities while providing a tranquil retreat. Part of a residential development with modern design, this villa is one of six unique homes on spacious plots, located just 150 meters from the turquoise waves of Cape Greco. The villa’s architecture combines aesthetic appeal with practicality, using premium materials for a modern, bright, and crisp luxury island design. The three floors feature spacious rooms with French windows that fill the interior with natural light.

#### Property Info

Covered Area

**254**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number

**95370**

Property type

**House**

#### Amenities

- Parking

#### Location

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: La Maison Estates

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
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## Price change history

€2 950 000 on Jun 13, 2024















