

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

Discover the perfect blend of luxury and tranquility in this beautiful 3-bedroom villa, located in the serene hillsides of Ayia Napa. Set on a spacious plot, this property offers exceptional living spaces.

### Key Features

3 spacious bedrooms, including a master suite with a private balcony and en-suite bathroom.  
 Open-plan living and dining area with large windows that flood the space with natural light.  
 Modern and big kitchen.  
 Generous outdoor space with landscaped gardens.

Nestled on Ayia Napa's hillsides, this villa offers a peaceful retreat with easy access to local amenities, beaches, and the vibrant nightlife of Ayia Napa. This exquisite...

### Property Info

Covered Area	<b>191</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>582</b>
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### Additional info

Reference Number	<b>52919</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€36,024** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 356.00/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

€450 000 on Jul 25, 2024













