

## 4 Bedroom House for Sale in Famagusta District

If you're looking to buy a beautiful and luxurious villa in Nissi Beach Ayia Napa, then this stunning four-bedroom villa is perfect for you. With its prime location, this villa offers easy access to all the nearby beaches and amenities, making it an ideal vacation home or investment property. 

### Open-Plan Living Room, Kitchen, and Dining Area

Upon entering the villa, you'll be greeted by a spacious and modern open-plan living room, kitchen, and dining area. The large patio doors allow plenty of natural light to flood the room, and lead out to the garden and pool area. The living room is furnished with a comfortable corner sofa and a widescreen TV with satellite, perfe...

#### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**185**  
**Furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Plot area  
Pool  
Parking

**458**  
**Yes**  
**Covered, Yes**

#### Additional info

Reference Number	<b>887</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Garden

#### Location

Region: **Famagusta**  
Coordinates: **34.994476 / 33.973592**

## Price: €740 000 + VAT

VAT for this property is **€56,600** or **€140,600**. 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 Price per SQM	<b>None</b> <b>€4 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Sweet Home Estates

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License number	<b>165/E</b>	Legal name	<b>N/A</b>
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## Price change history

€740 000 on Sep 10, 2023





