


## 3 Bedroom House for Sale in Famagusta District

Luxury seafront development of 4 five bedrooms villas, located in a privileged seafront setting on the east side of the Ayia Napa Marina. 

The interiors are constructed in such a way as to allow beautiful sea views from every vantage point. Large , carefully placed windows and glass railings on all the balconies create an ultra-modern exterior, but also stream in an abundance of natural light. Living spaces are designed with special attention and care to ensure maximum space and comfort. The bright, clean interiors include open plan kitchen and living areas with quality Italian or Spanish floor tiles. All bedroom feature large windows for uninterrupted views.

Each villa is h...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **369**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **1952**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **2784**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

### Location

- Garden

Region: **Famagusta**  
 Coordinates: **34.981591526218 / 33.948394973778**

## Price: €3 650 000 + VAT

VAT for this property is **€485,776** or **€693,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 892.00/m<sup>2</sup></b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723744131, +3577772027, +35799729494</b>			

## Price change history

€4 100 000 on Sep 10, 2023

€3 650 000 on Aug 27, 2025





