

2 Bedroom Apartment for Sale in Famagusta District

Two Bedroom Apartment For Sale in Ayia Napa with Title Deeds This fully renovated first-floor apartment is ideally situated in a small residential block in the heart of Ayia Napa, just a short stroll from a wide selection of bars, restaurants, shops, and local amenities. Renovated in 2025 to a high standard, the property benefits from upgraded electrics, a new water system, thermal double-glazed windows, air conditioning, and modern electrical appliances. The apartment features a bright open-plan layout comprising the living, dining, and kitchen areas, with double sliding doors opening onto a private balcony overlooking the surrounding area. There are two double bed...



Property Info

Plot / Area Info

Covered Area **65**

Additional info

Reference Number **epcc4595**
Property type **Apartment**
Condition **Pre-Owned**
Bathrooms **1**

Amenities

Location

Region: **Famagusta**

Coordinates: **34.98618 / 34.0034**

Price: €169 000 + VAT

VAT for this property is **€8,450** or **€32,110**. 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	Excluded	Title transfer fee	~€3 375.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 600.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
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Price change history

€149 000 on Nov 16, 2024

€169 000 on Nov 20, 2025





