

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

3 bedroom house for sale in Famagusta, Agia Napa, within walking distance from the famous Nissi Beach, which makes it an ideal investment property. The total area of the house is 170 m2, the plot is 290 m2. The house is fully furnished and equipped with a modern kitchen. Each room has air conditioning. There is a private swimming pool, a garden, a large terrace on the third floor and a barbecue area. The house is located just a 5-minute walk from the beach and close to all necessary urban infrastructure.

### Property Info

Covered Area	<b>170</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>127565</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

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

## Price: €430 000 + VAT

VAT for this property is **€28,582** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 529.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€430 000 on Feb 14, 2025

