

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

Stunning 3-Bedroom Villa with Private Pool & Rooftop Sea Views

Nestled in a tranquil and secure area of Ayia Napa, this fully furnished 3-bedroom villa offers the perfect blend of luxury, comfort, and convenience. Designed for both holiday retreats and permanent residences, this home is an exceptional choice for those seeking the best of coastal living.

Spacious & Elegant Interiors

Master bedroom with ensuite bathroom, complemented by two additional bedrooms.

Common bathroom on the upper floor & guest toilet on the ground floor for added convenience.

Bright and airy living spaces, offering seamless indoor-outdoor flow.

Exclusive ...

### Property Info

Covered Area	<b>200</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
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### Additional info

Reference Number	<b>235001</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

### Location

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

## Price: €575 000 + VAT

VAT for this property is **€48,875** or **€109,250**. 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>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 875.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€575 000 on Feb 15, 2025











