

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

Reference ID: #SA36144 Price details: €2,300,000 + VAT Villa offers sheer luxury only meters from the crystal-clear waters of the Mediterranean Sea. This property is perhaps the only one available for sale in the Ayia Thekla area that boasts its own independent plot, rather than being part of a larger project. This distinction provides significant practical, legal, and investment advantages. The plot is situated along the beach protection line, ensuring unobstructed sea views and direct access to the sea, as no construction is permitted in front of it. It is also within walking distance of Ayia Thekla Beach, Potamos National Park, and the Ayia Napa Marina. Discover this stunning house that ...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**288**

Plot area

**739**

Total Number of Floors

**2**

Reference Number

**SA36144**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**3**

### Amenities

### Location

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.976544179596 / 33.917610377189**

## Price: €2 300 000 + VAT

VAT for this property is **€269,292** or **€437,000**. 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>€7 986.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€2 300 000 on Mar 7, 2025



