

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			Reference Number	SA36144
Total Number of Floors	2	Plot area	739	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	Excluded	Title transfer fee Price per SQM	None €7 986.00/m²	Common expenses	None
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Representative: Smart Assets

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Price change history

€2 300 000 on Mar 7, 2025



