

3 Bedroom House for Sale in Famagusta - Agia Napa

Reference ID: #SA36144Price details: €2,300,000 +VATVilla offers sheer luxury only meters from the crystal-clear waters of theMediterranean Sea.This property is perhaps the only one available for sale in the AyiaThekla 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 AyiaThekla Beach,Potamos National Park, and the Ayia Napa Marina.Discover this stunning house that ...



Property Info

Covered Area
Total Number of Floors

288
2

Plot / Area Info

Plot area

739

Additional info

Reference Number
Property type
Condition
Construction Year
Bathrooms

SA36144
House
Under Construction
2026
3

Amenities

Location

Location: Famagusta - Agia Napa
Coordinates: 34.976544179596 / 33.917610377189

Region: Famagusta

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	None	Common expenses	None
		Price per SQM	€7 986.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
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Price change history

€2 300 000 on Mar 7, 2025



