

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

For sale is a stunning villa located in the vibrant area of Agia Napa. This beautifully designed resale property offers an impressive internal space of 230 m<sup>2</sup>, featuring three spacious bedrooms and three modern bathrooms. Built in 1989 and thoughtfully renovated in 2003, this home combines classic charm with contemporary comforts. 

Nestled on a large plot, the villa boasts a breathtaking city view, providing a great backdrop for relaxing evenings. It is fully furnished, ensuring that you can move in and start enjoying your new space right away. The property's proximity to the highway makes commuting effortless, while nearby amenities include shops, restaurants, and entertainme...

### Property Info

Covered Area **230**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **3439**  
 Parking **Covered, Yes**

### Additional info

Reference Number **25546**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **City view**

### Amenities

- Guest WC

### Location

**Location:** Famagusta - Agia Napa      Region: **Famagusta**  
 Coordinates: **34.993867529707 / 33.984244457092**

## Price: €1 000 000 + VAT

VAT for this property is **€98,696** or **€190,000**. 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>~€36 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 348.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 000 000 on Apr 9, 2025



