

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

A unique development of 3 beach front ultra-luxury villas Nestled on the sandy shores of the eastern Ayia Napa Marina, these villas offer an exquisite blend of luxury and comfort. Each villa features 3 bedrooms and 3 bathrooms, set on expansive plots spanning from 700 sq. m to 1952 sq. m. Moreover, indulge in the serene ambiance from the private roof gardens, boasting uninterrupted sea panoramas and direct access to the sandy beach. Option for sale individual villa(s) or entire project (land with permits).

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Delivery: 16 months.

Property Info		Plot / Area Info		Additional info	
Covered Area Uncovered Veranda Heating	345 115 Underfloor Heating, Yes	Plot area Pool Parking	700 Yes Covered, Yes	Reference Numbe Property type Bathrooms	er 3805 House 3
ricating	ondernoor nearing, res	runnig	<b>co</b> re.ca, 105	View	Sea view

Amenities	Location		

• Roof Garden Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.981891354959** / **33.94739985466** 



Price: €3 200 000 + VAT

VAT for this property is **€413,217** or **€608,000**. 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 ~€124 600.00

Price per SQM €9 275.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€3 400 000 on Apr 11, 2025 €3 200 000 on Aug 12, 2025







