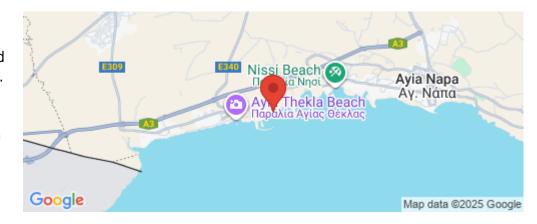


3 Bedroom House for Sale in Famagusta - Agia Napa

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).



View

Delivery: 16 months.

Property Info			Plot / Area Info		Additional info	
	Covered Area	369	Plot area	1952	Reference Number 3808	
					Property type	House
	Uncovered Veranda	256	Pool	Yes	Bathrooms 3	3
	Heating	Underfloor Heating, Yes	Parking	Covered, Yes		<u> </u>

Amenities Loc	ation
---------------	-------

Location: Famagusta - Agia Napa Region: Famagusta Roof Garden

Coordinates: 34.981363923711 / 33.947432065216

Sea view



Price: €3 650 000 + VAT

VAT for this property is €485,776 or €693,500. 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 ~€142 600.00

Price per SQM €9 892.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€4 100 000 on Apr 11, 2025 €3 650 000 on Aug 12, 2025





















