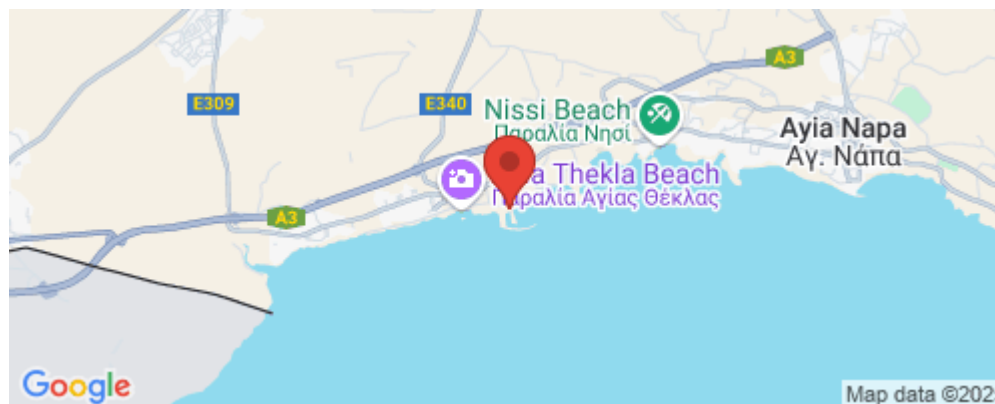


## 3 Bedroom House for Sale in Famagusta District

This exclusive development offers luxurious residences, world-class yachting facilities with all the benefits of elegant modern living in a unique location, with crystal clear seas, stunning beaches and incredible views.



Located on a man-made island, these villas directly overlook the marina and feature walk-out access to secure docks, featuring private berths, lavish open-plan living areas and infinity edge pools.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. Large expanses of glass are optimally placed to promote the breathtaking views around the villas. Eu...

### Property Info

Covered Area	<b>512</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>529</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8444</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

Region: **Famagusta**  
Coordinates: **34.979128062849 / 33.942803752122**

## Price: €5 100 000 + VAT

VAT for this property is **€759,820** or **€969,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 961.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€5 100 000 on May 2, 2025



