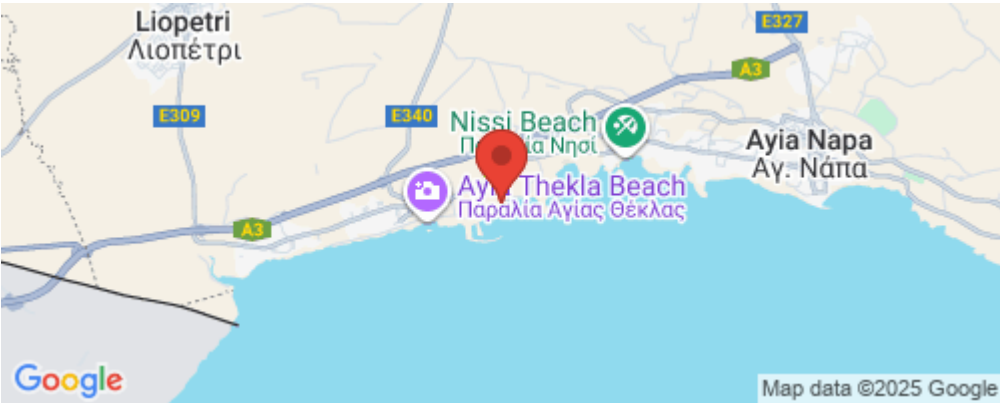


3 Bedroom House for Sale in Famagusta District

A unique off-plan development of 4 ultra-luxury villas, located on the sandy beach at the northern side of the new Ayia Napa Marina



Each villa will have 3 bedrooms and 3 bathrooms, with plots ranging from 700 sq.m to 1952 sq.m.

In addition, there is a private roof garden on each villa, with direct sea views.

A fantastic investment opportunity in a privileged location.

Delivery: 16 months

| Property Info | | Plot / Area Info | | Additional info | |
|---------------|-----|------------------|----------------|------------------|-----------|
| Covered Area | 345 | Plot area | 700 | Reference Number | 8942 |
| | | Pool | Yes | Property type | House |
| | | Parking | Uncovered, Yes | Condition | Brand New |
| | | | | Bathrooms | 3 |
| Amenities | | Location | | View | Sea view |



• Guest WC

Region: **Famagusta**

Coordinates: **34.981734640006 / 33.947293130122**

www.index.cy - All Cyprus Real Estate

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 | None | Common expenses | None |
| | | Price per SQM | €9 275.00/m² | | |

Representative: Purple International Real Estate

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

Price change history

€3 400 000 on May 2, 2025
 €3 200 000 on Aug 12, 2025









