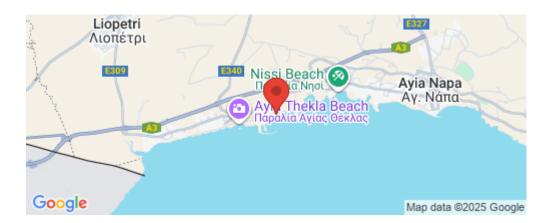


3 Bedroom House for Sale in Famagusta District

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	
				Reference Number	8942
		Plot area	700	Property type	House
Covered Area	345	Pool	Yes	Condition	Brand New
		Parking	Uncovered, Yes	Bathrooms	3
				View	Sea view

Amenities Location



Region: Famagusta

Coordinates: **34.981734640006** / **33.947293130122**



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
Price per SQM €9 275.00/m² Common expenses None

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





































