

## 3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Villa perched 104m above sea level in the picturesque hills overlooking Ayia Napa.

Boasting an unbeatable combination of location, design, and layout, these villas epitomize luxury and comfort. Adding to the allure is an adjacent green area that provides unparalleled, unobstructed vistas of the city and Ayia Napa bay.

Upon entering this exceptional villa, you will be greeted by an inviting open plan layout, the spacious kitchen, complete with a striking feature breakfast bar, flows effortlessly into the stylish dining area and comfortable living space. The ground floor is completed with a guest w.c.

Ascending to the second floor, you will discover ...

### Property Info

Covered Area **157**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **297**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **13078**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €520 000 + VAT

VAT for this property is **€29,246** or **€98,800**. 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>~€17 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 312.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€520 000 on May 2, 2025

















