

## 3 Bedroom House for Sale in Famagusta District

For sale: This spacious detached villa in Ayia Napa offers the perfect blend of comfort and style. With a total internal area of 246.4 m2, this resale property features three generous bedrooms and four modern bathrooms. The home is fully equipped with a central AC system, providing year-round comfort.

Set on a large plot, the villa boasts a private swimming pool and beautifully landscaped outdoor areas, ideal for relaxing or entertaining. Enjoy breathtaking country, panoramic, and sea views from many parts of the property.

Ayia Napa is known for its lively atmosphere, beautiful beaches, and crystal-clear waters. The area offers a great selection of restaurants, shops, and e...

### Property Info

Covered Area **246**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1000**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **16515**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €1 900 000 + VAT

VAT for this property is **€198,805** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 724.00/m²</b>		

## Representative: Purple International Real Estate

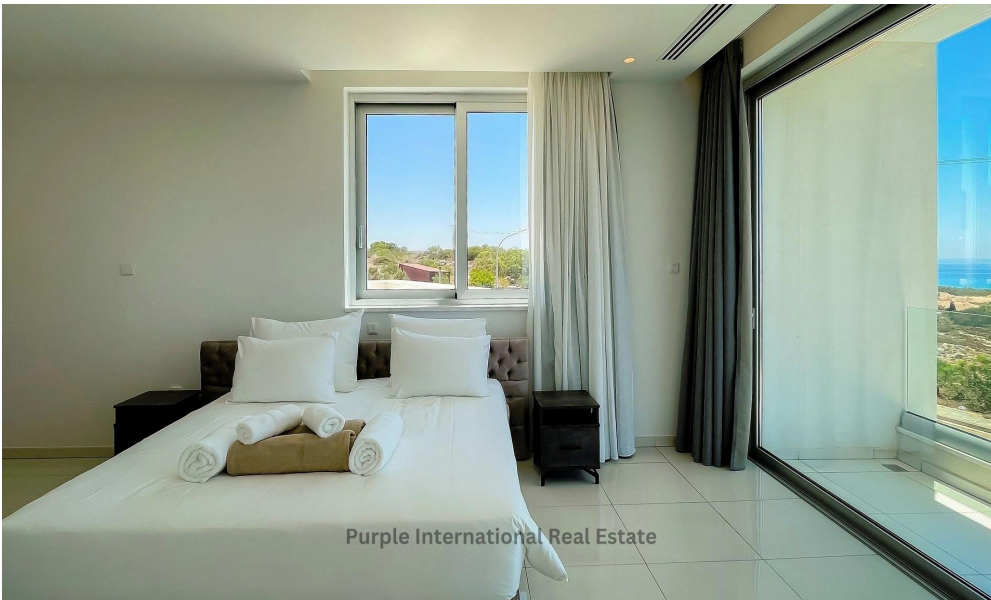
Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

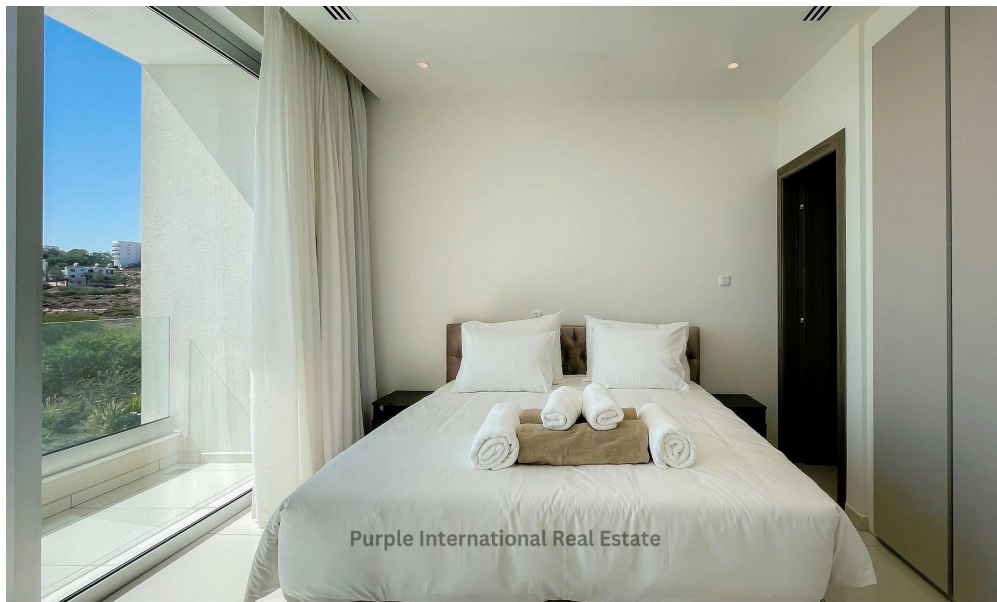
€1 900 000 on May 2, 2025



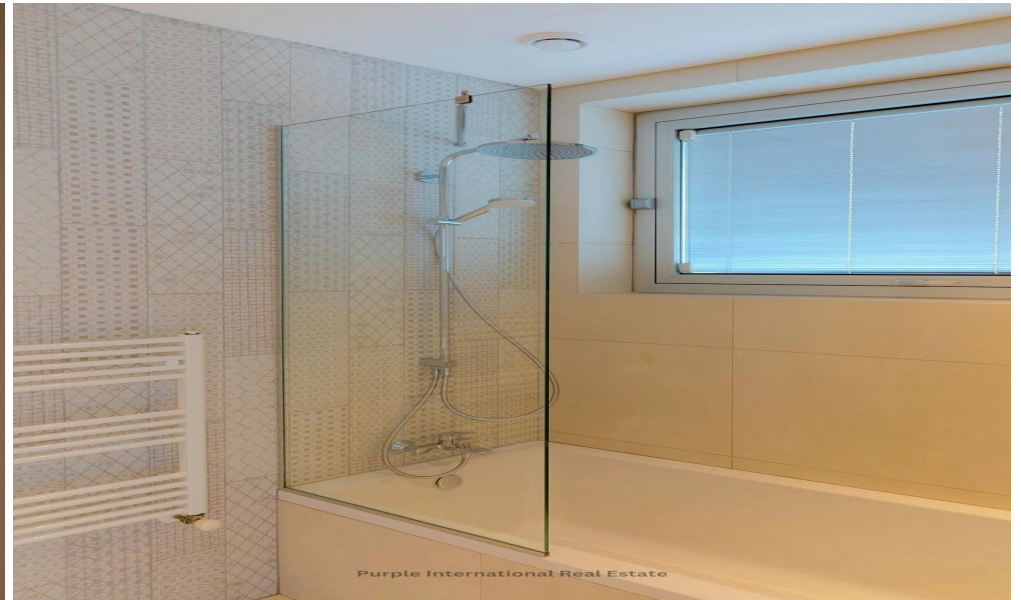








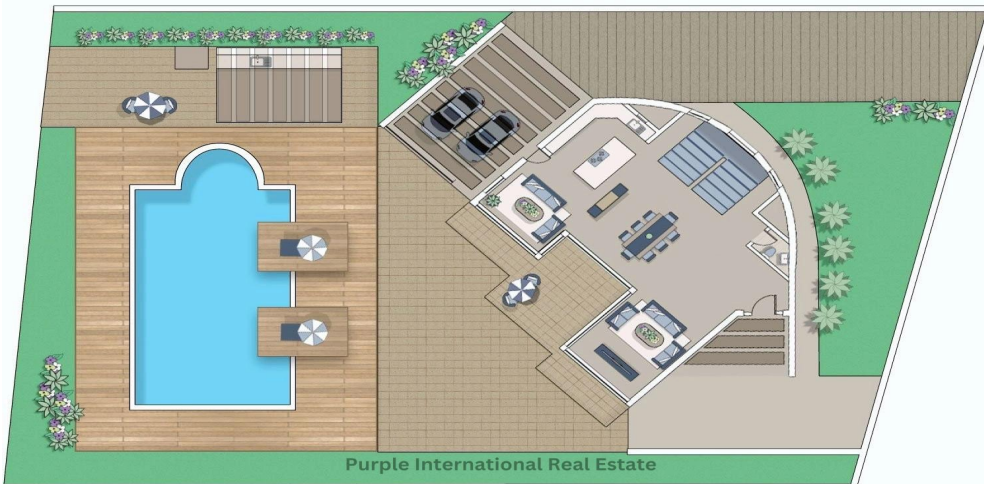








Ground Floor



First Floor

