

## 3 Bedroom House for Sale in Famagusta District

For sale: This stunning detached villa offers comfortable living in the heart of Ayia Napa. The property features a spacious internal area of 254 m2, thoughtfully designed with three large bedrooms and five modern bathrooms. Perfect for families or those who appreciate extra space, this resale home sits on a generous plot, providing both privacy and room to enjoy the outdoors.

The villa includes a private swimming pool, an ideal spot for relaxing or entertaining guests. Large windows and outdoor terraces provide breathtaking panoramic views, including beautiful sea views that make everyday living feel like a holiday.

Located close to the highway and within easy reach of all ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**254**

Plot area

**1000**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**16531**

Property type

**House**

Condition

**Pre-Owned**

View

**Sea view**

### Amenities

### Location

- Guest WC

Region: **Famagusta**

## Price: €2 950 000 + VAT

VAT for this property is **€316,602** or **€560,500**. 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.

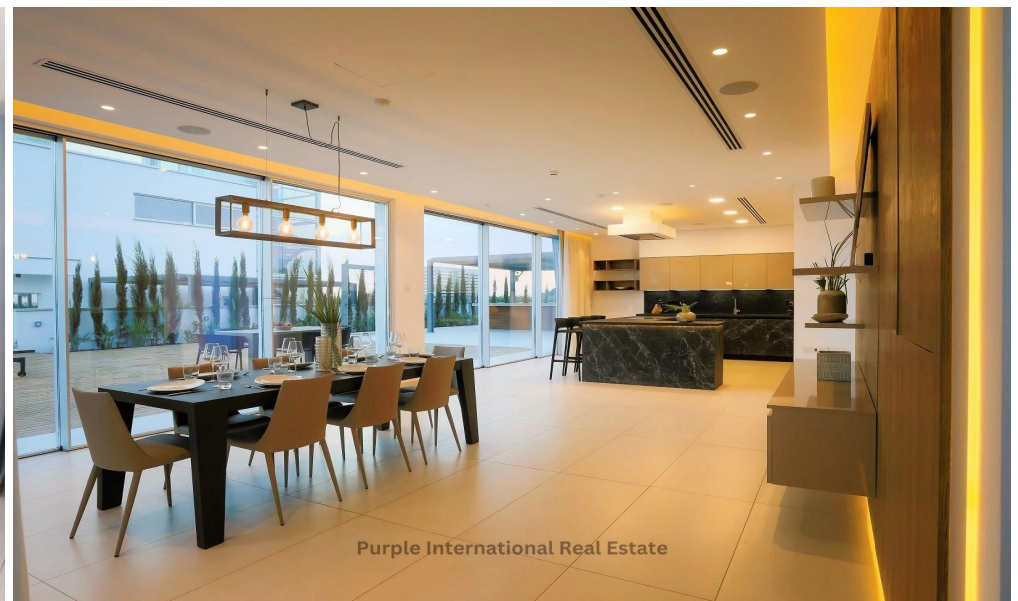
VAT	<b>Excluded</b>	Title transfer fee	<b>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 614.00/m²</b>		

## Representative: Purple International Real Estate

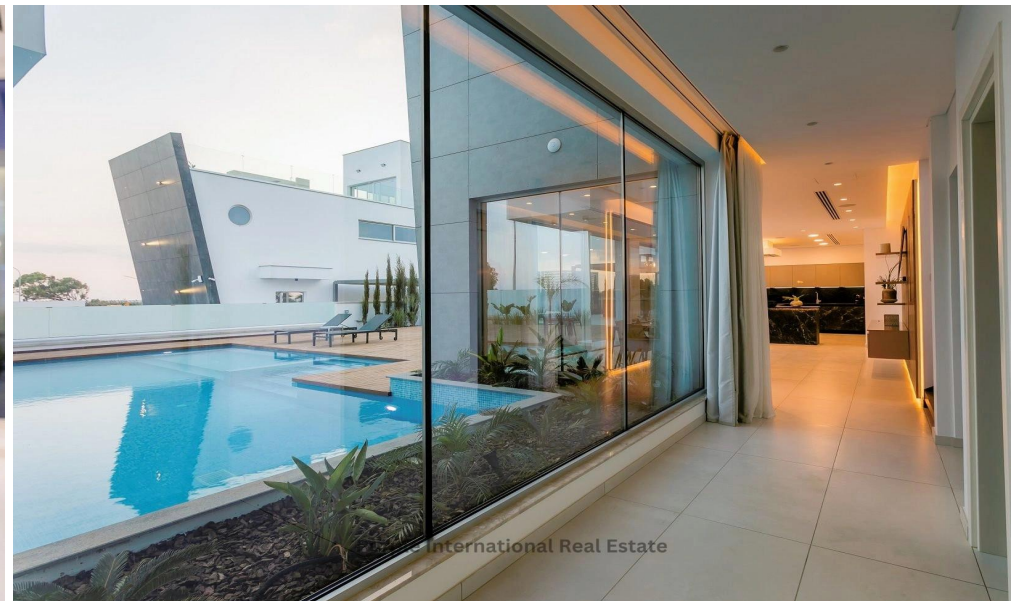
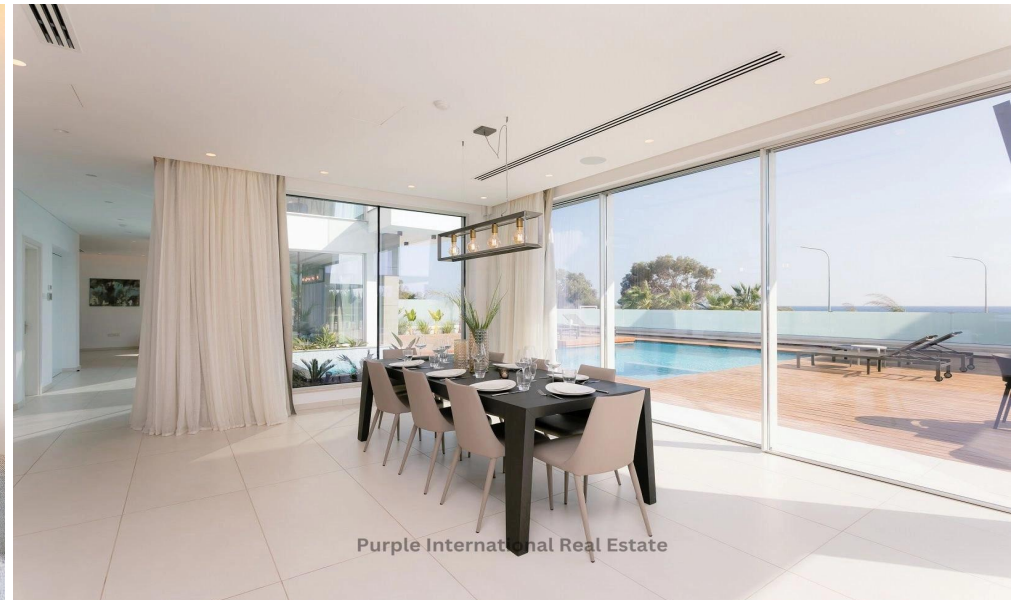
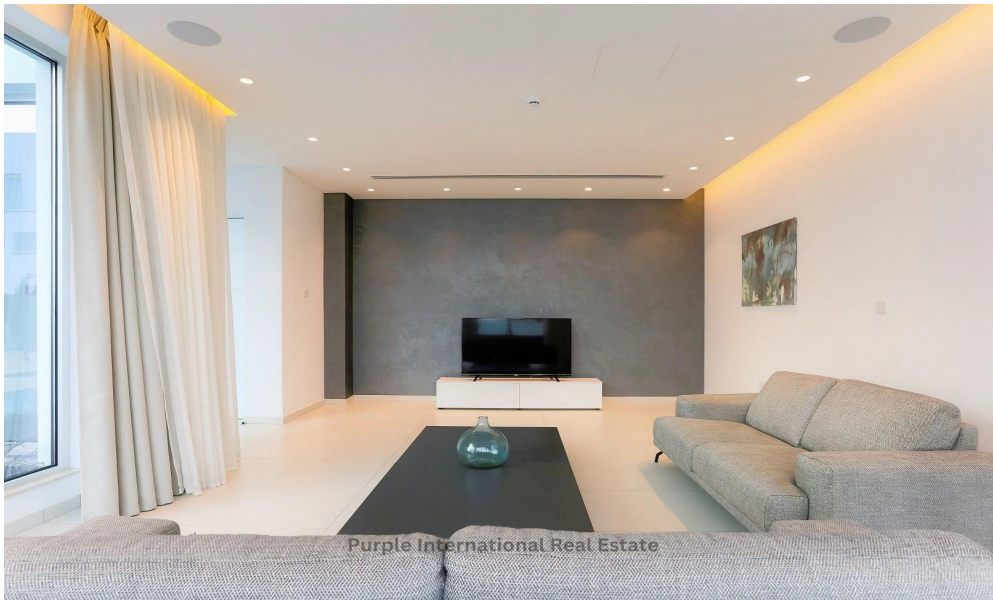
Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

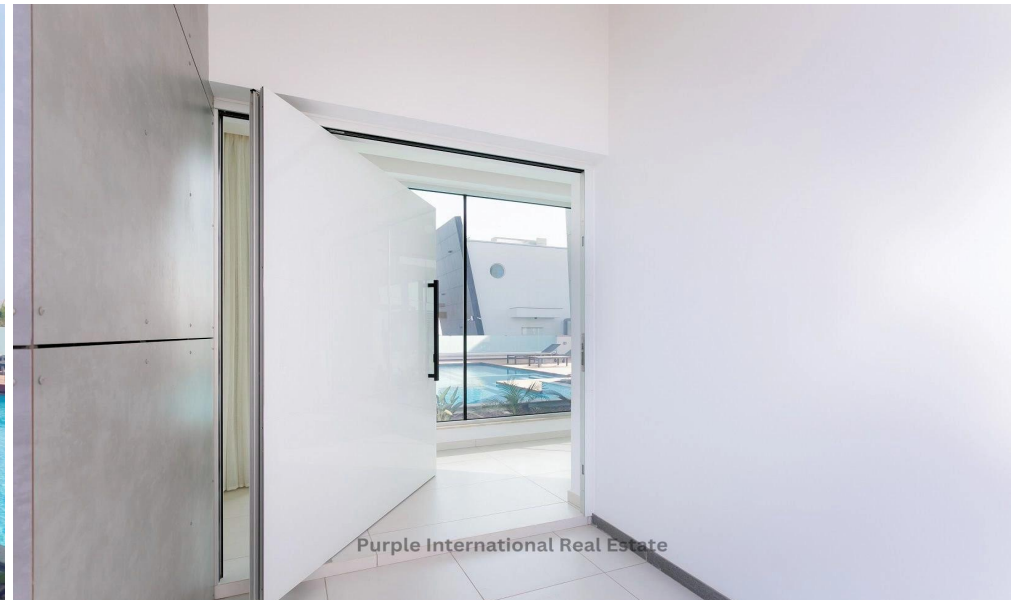
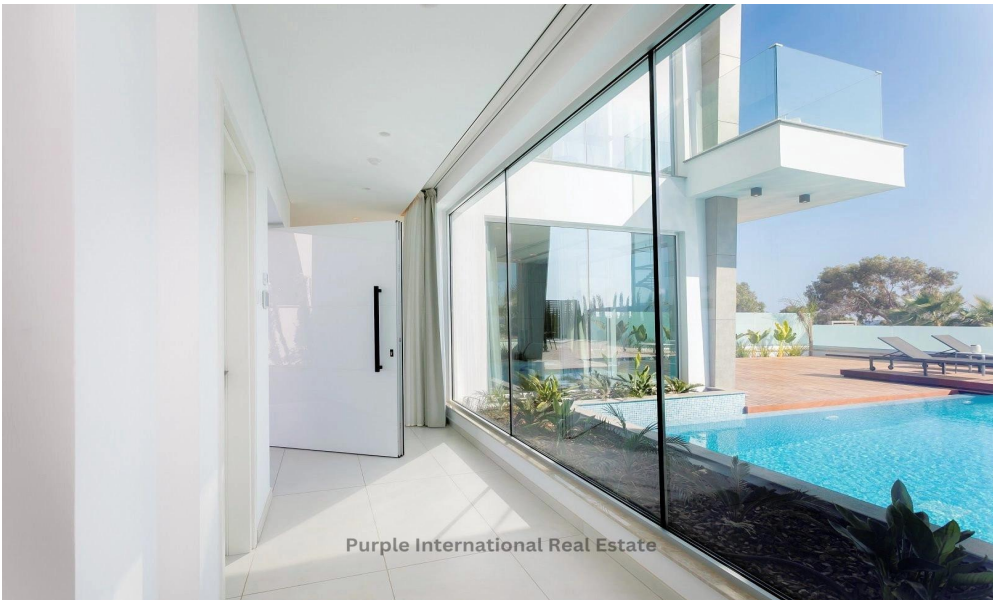
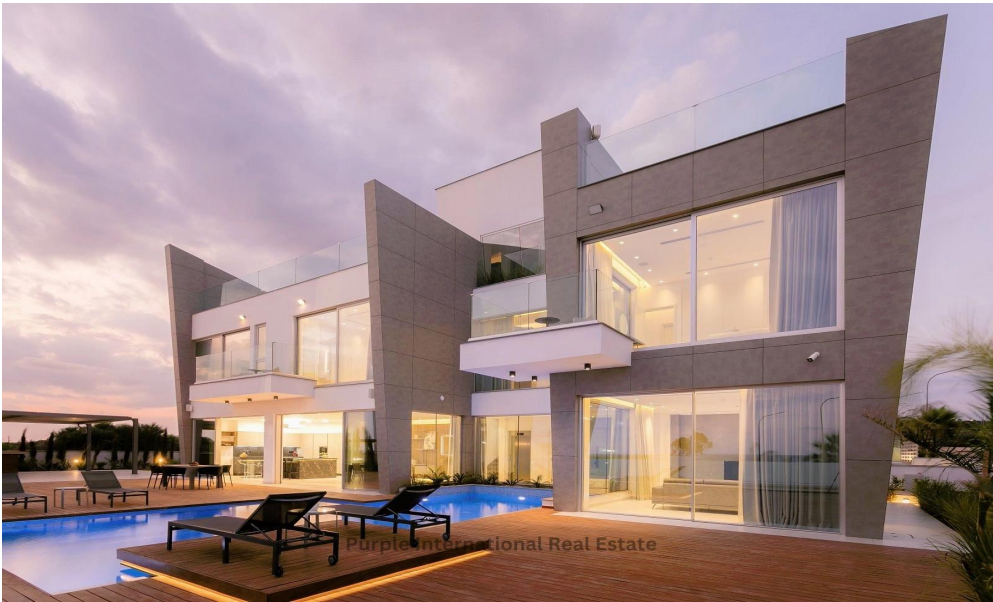
€2 950 000 on May 2, 2025









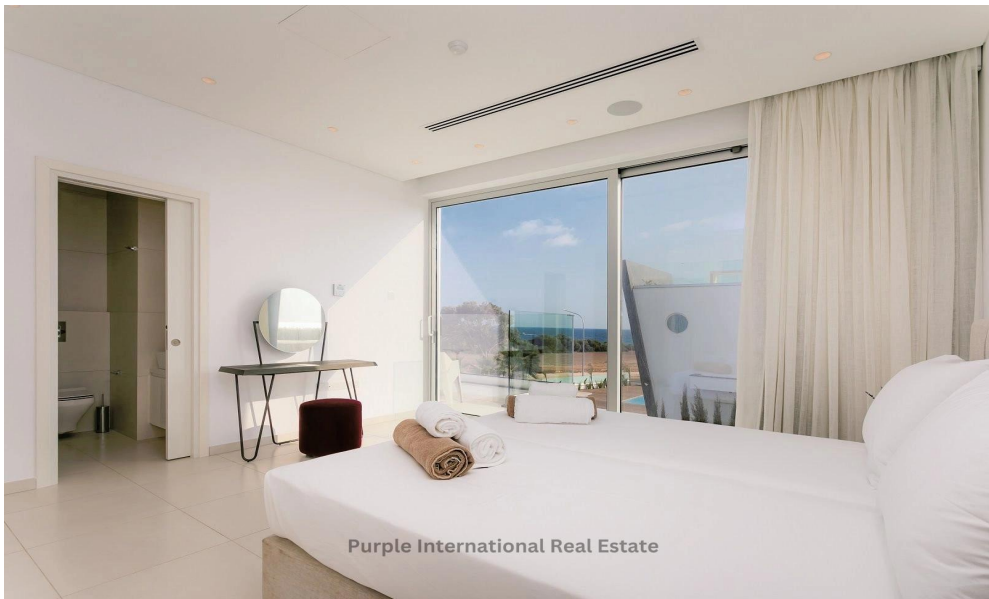




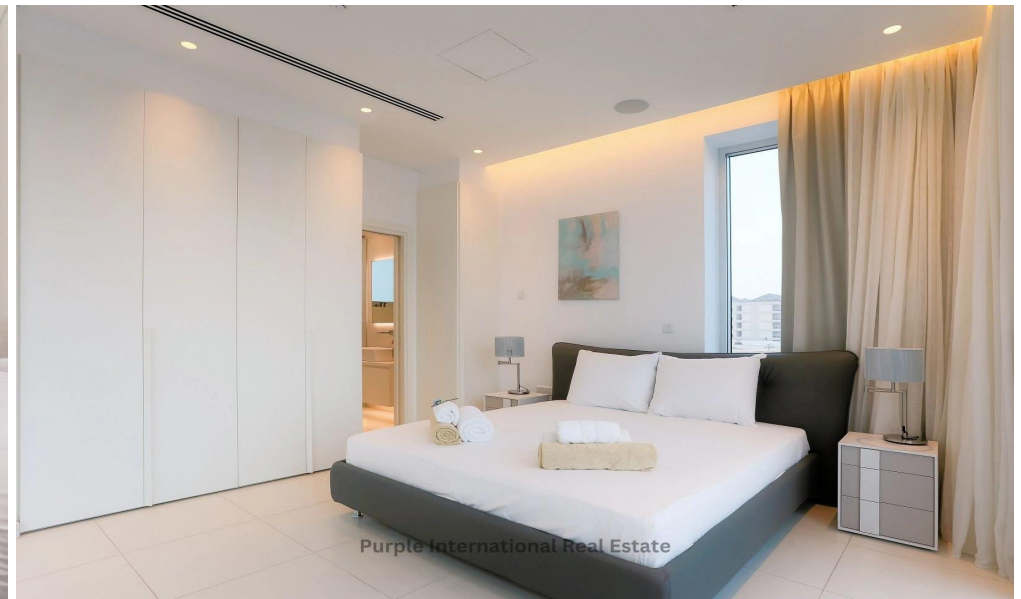
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