

## 3 Bedroom House for Sale in Famagusta District

This villa, which is situated in one of the most picturesque coastal settings between Ayia Napa and Cape Greco, is intended for people who want the whole package: opulent living with the sea nearby, access to the exciting resort's fun amenities, but also a quiet home in a tranquil setting where you can retire at the end of the day to truly unwind.

The property is located in a residential development where modern design blends with the ocean's timeless beauty. One of the six stunning homes that make up the development, each with their own vast unique plots, the villa is one of the six eye-catching homes that overlooks the turquoise waves at Cape Greco, around 150 meters from the...

### 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> |
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## Price change history

€2 950 000 on May 2, 2025















