

18193

Stunning 3 Bedroom Detached Villa with Title Deeds – Prime Coastal Location



This delightful villa, set on a generous plot, offers an exceptional blend of comfort and style, just 200 meters from the sea. Featuring a large overflow swimming pool and multiple outdoor seating areas, it's perfect for alfresco dining and entertaining. A private garage and driveway provide ample parking for up to three cars.

Upon entering, you'll find a bright and inviting living area leading to a modern, fully fitted kitchen with a stylish feature island and granite countertops. A separate utility room offers versatility as a home office.

A staircase from the living area leads to a sp...

Property Info

Covered Area	112
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	400
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	18193
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

Region: **Famagusta**
 Coordinates: **34.979846352408 / 33.929229621586**

Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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	~€15 800.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 286.00/m²		

Representative: Purple International Real Estate

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Price change history

€499 995 on May 2, 2025
 €480 000 on Nov 19, 2025













