

## 5 Bedroom House for Sale in Famagusta District

Nestled in the heart of Ayia Napa, just minutes away from the world-renowned and award-winning Mediterranean beach, Nissi Beach, this project is a residential gem designed for those who seek refined coastal living.

Situated in a privileged location within Ayia Napa's most vibrant resort area—only a short distance from the town centre, the picturesque fishing harbour, and the stunning Makronissos Beach (ranked among Europe's best beaches by TripAdvisor)—and within close reach of the iconic Ayia Napa Marina, Napa Amaris is an exceptional investment opportunity.

This exclusive development consists of eight luxurious villas with four or five bedrooms, each offering a priva...

### Property Info

Covered Area	<b>183</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>329</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18973</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €735 000 + VAT

VAT for this property is **€55,306** or **€139,650**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 016.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€735 000 on May 16, 2025





