

## 3 Bedroom House for Sale in Famagusta District

A custom built detached bungalow located in the centre of Ayia Napa!!!

Cash buyers only, as purchase would be via an assignment agreement.

A highly sought after location, the house is situated just a few minutes' walk to Nissi Avenue and golden sandy beaches.

Entering the property is a very spacious open plan living and dining area with feature stone fireplace and a fully fitted kitchen with granite worktops. Through to the hallway is ample storage space which can be used as extra wardrobe space and utility area. There are three good sized bedrooms with fitted wardrobes, the master bedroom enjoys an en-suite shower while the two other bedrooms share a family bat...

Property Info		Plot / Area Info		Additional info	
Cavarad Area	175	Distance	661	Reference Number	12218
Covered Area	175	Plot area	661	Property type	House
Heating	Central Heating, Yes	Pool	Yes	. , , , .	
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition Pre-Ow	Pre-Owned
				Bathrooms	3

## **Amenities** Location

• Guest WC Region: Famagusta



Price: €365 000 + VAT

VAT for this property is €25,550 or €69,350. 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  $\sim$  £11 200.00 Common expenses None Price per SQM £2 086.00/m<sup>2</sup>

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€345 000 on May 28, 2025 €365 000 on Oct 30, 2025









































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