

## 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

Covered Area	<b>175</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>661</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12218</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €345 000 + VAT

VAT for this property is **€24,150** or **€65,550**. 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>~€10 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 971.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€345 000 on May 28, 2025























