

## 3 Bedroom House for Sale in Famagusta District

Spacious Three Bedroom Detached Villa located in Nissi Beach area, Ayia Napa!

This detached villa is located within 5 minutes' walking distance from Nissi beach area.

The villa consists of open plan kitchen/dining and living area and a guest toilet under the stairs on the ground floor. On the first floor are three spacious bedrooms with a massive family bathroom. The master bedroom comes with its own private bathroom. All the bedrooms have access to balconies that have views of the fantastic garden and private pool area.

The villa was carefully designed to make use of every available space. Both floors have ample windows and patio doors to allow the bree...

### Property Info

Covered Area **176**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **424**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **13109**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €500 000 + VAT

VAT for this property is **€35,341** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 841.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€500 000 on May 28, 2025

















