

## 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		Plot / Area Info		Additional info	
Covered Area Air Conditioning	176 All rooms, Yes	Plot area Pool Parking	424 Yes Uncovered, Yes	Reference Number Property type Condition	13109 House Pre-Owned
		3	•	Bathrooms	3

**Amenities** Location

• Guest WC 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 Excluded

Title transfer fee ~€16 600.00

Price per SQM €2 841.00/m²

Common expenses None

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

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## **Price change history**

€500 000 on May 28, 2025































