

## 3 Bedroom House for Sale in Famagusta - Agia Napa

Villa for sale within walking distance of the famous sea caves and the purest sea. The project is located just 200 meters from the beach and a short walk from the center of Ayia Napa. At a glance, you will immediately recognize this one-of-a-kind residence. It was designed for the most demanding buyer who demands luxury and originality from his residence. Its stone elements and HPL finishes are in harmony with the surrounding nature, and large windows let in a lot of light. On the vast plot there is a large garden and a private swimming pool. Whether inside or outside the villa, its elevated position provides the most stunning sea views on the island.

### Property Info

Covered Area	<b>246</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>159930</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**

## Price: €1 900 000 + VAT

VAT for this property is **€198,805** or **€361,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 724.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: + <b>35796644888</b>			

## Price change history

€1 900 000 on Jun 12, 2025

