

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

Reference ID: #SA30872 Price details: €495,000 Villas are located in the heart of Aya Napa, just a five minute walk from the famous Nissi beach. Restaurants, pharmacies, tourist shops and supermarkets are all within a hundred steps from your front door. A perfect match for those who like be in the heart of the action. On the ground floor you will find a fully-equipped kitchen, door to the garden and private pool area, comfortable living room, dining area and WC. The first floor has three bedrooms with balconies and a bathroom. The second floor has a spacious terrace with a fantastic view. Equipment: Ready for rents or living Appliance: Aerial drying rack Cleaning products Coffee maker Dishwasher El...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**111**

Plot area

**385**

Reference Number

**SA30872**

Property type

**House**

Condition

**Pre-Owned**

Construction Year

**2018**

Bathrooms

**1**

#### Amenities

#### Location

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.990225774359 / 33.983691643866**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 459.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€495 000 on Jun 17, 2025





