

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

Ayia Napa has become a popular destination for homeowners who understand how high quality of life can be lived on the island, as well as how the resort offers both excitement and tranquility.



There is nothing better than living in a villa that meets the expectations of homebuyers who value comfort, quality, a stunning unobstructed sea view, and ease of access to the many delights of Ayia Napa.

Within a few minutes' walk of the property, you will see the famous sea caves, a picture-perfect natural rock structure just outside Ayia Napa.

This property is located just 200 meters from the beach and just a short walk away from the town center of Ayia Napa. This allows you ...

### Property Info

Covered Area	<b>297</b>
Covered Veranda	<b>50</b>
Uncovered Veranda	<b>197</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7726</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.982954997643 / 34.020098433682**

Region: **Famagusta**



## Price: €1 900 000 + VAT

VAT for this property is **€226,657** 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.

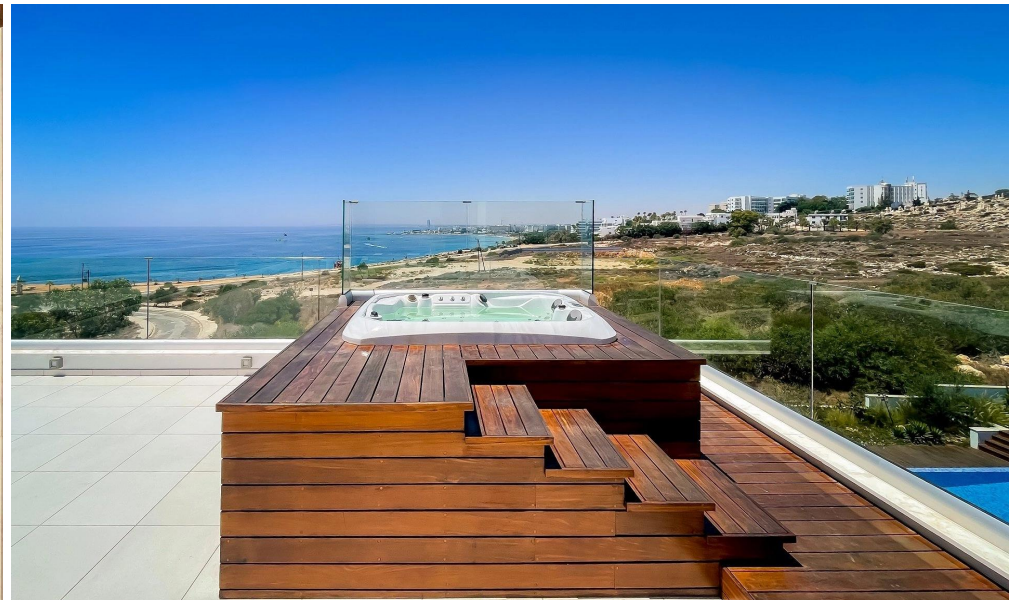
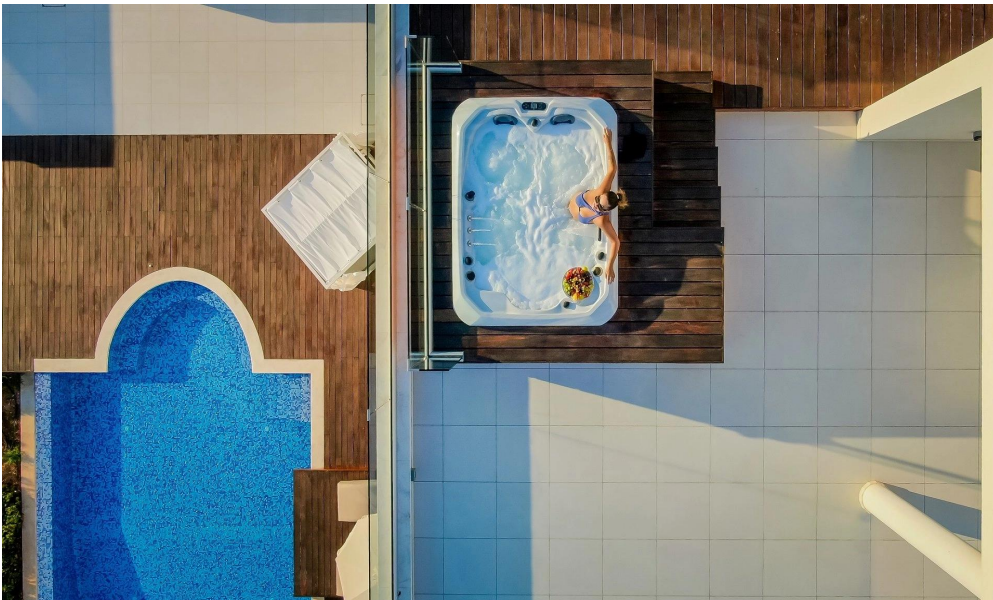
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 397.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 900 000 on Jul 16, 2025











First Floor



Ground Floor

