

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

Those who understand the high quality of life that Cyprus can provide, as well as the excellent mix of excitement and calmness in Ayia Napa, frequently take the next step: purchasing a house in or near this renowned beach resort.



This villa will exceed the expectations of potential homeowners who appreciate comfort, quality, a stunning unobstructed sea view, and easy access to all of Ayia Napa's delights.

The property has a stunning view of the famous sea caves, which are a picture-perfect natural rock structure along the sea just outside Ayia Napa.

A property on this stunning location, barely 200m from the beach and within walking distance of Ayia Napa's town cen...

Property Info		Plot / Area Info		<b>Additional info</b>	
				Reference Number	7727
Covered Area	287			Property type	House
Covered Veranda	46	Plot area	1000	Condition	<b>Pre-Owned</b>
Uncovered Veranda	157	Pool	Yes	Construction Year	2019
Air Conditioning	All rooms, Yes			Bathrooms	4
				View	Sea view

Amenities Location



**Location:** Famagusta - Agia Napa

Coordinates: 34.982700076292 / 34.020034103019

Region: Famagusta



Price: €1 900 000 + VAT

VAT for this property is **€221,976** 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>Exclud</b>	Evaluded	Title transfer fee	~ <b>€72 600.00</b>	Common expenses	None
	Excluded	Price per SOM	€6 620.00/m <sup>2</sup>		None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 900 000 on Jul 16, 2025





























