

### 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

Covered Area	<b>287</b>
Covered Veranda	<b>46</b>
Uncovered Veranda	<b>157</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>7727</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

#### Amenities

- Roof Garden

#### 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>Excluded</b>	Title transfer fee	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 620.00/m<sup>2</sup></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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 900 000 on Jul 16, 2025



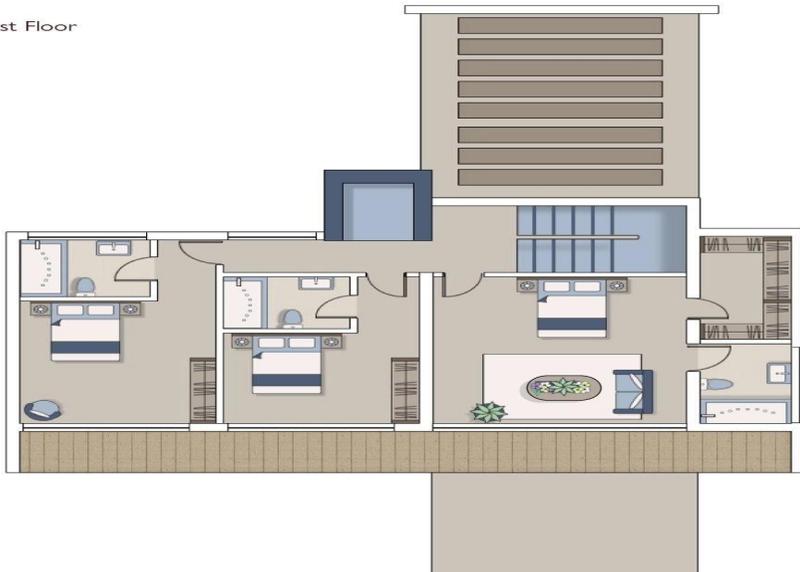




Ground Floor



First Floor



Roof Garden

