


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

This villa, which is situated in one of the most picturesque coastal settings between Ayia Napa and Cape Greco, is intended for people who want the whole package: opulent living with the sea nearby, access to the exciting resort’s fun amenities, but also a quiet home in a tranquil setting where you can retire at the end of the day to truly unwind. 

The property is located in a residential development where modern design blends with the ocean’s timeless beauty. One of the six stunning homes that make up the development, each at their own vast unique plots, the villa is one of the six eye-catching villas that overlooks the turquoise waves at Cape Greco, around 150 meters from the ...

#### Property Info

Covered Area	<b>254</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>269</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>7728</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.975632285104 / 34.036320471451**

Region: **Famagusta**

## Price: €2 950 000 + VAT

VAT for this property is **€316,602** or **€560,500**. 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>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 614.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€2 950 000 on Jul 16, 2025



