

## 2 Bedroom Apartment for Sale in Famagusta - Agia Napa

This 2-bedroom apartment offers everything needed for short getaways or extended stays by the sea, including generous space, comfort, and a central location. It is one of only five units in a modern, low-rise gated development in the heart of Ayia Napa, a vibrant seaside resort on Cyprus's southeastern coast. Just a short walk away are restaurants, shops, banks, bakeries, and a medical clinic. The sandy beach and turquoise waters of the Mediterranean are only 500 meters away, while Larnaca International Airport is just a 35-minute drive. X

The property features high-quality, energy-efficient, earthquake-resistant construction, with tasteful finishes throughout. Amenities include ai...

| Property Info          |                       | Plot / Area Info |                     | Additional info   |                  |
|------------------------|-----------------------|------------------|---------------------|-------------------|------------------|
| Covered Area           | <b>99</b>             |                  |                     | Reference Number  | <b>7751</b>      |
| Covered Veranda        | <b>11</b>             |                  |                     | Property type     | <b>Apartment</b> |
| Uncovered Veranda      | <b>48</b>             | Pool             | <b>Common, Yes</b>  | Condition         | <b>Pre-Owned</b> |
| Total Number of Floors | <b>2</b>              | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2019</b>      |
| Furnishing             | <b>Furnished</b>      |                  |                     | Bathrooms         | <b>2</b>         |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                   |                  |

| Amenities | Location   |                          |
|-----------|--|--------------------------|
| • Parking | <b>Location:</b> Famagusta - Agia Napa<br>Coordinates: <b>34.98972330917 / 33.986409714336</b> | Region: <b>Famagusta</b> |

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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<br>Price per SQM | <b>~€21 600.00</b><br><b>€6 313.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€625 000 on Jul 17, 2025



