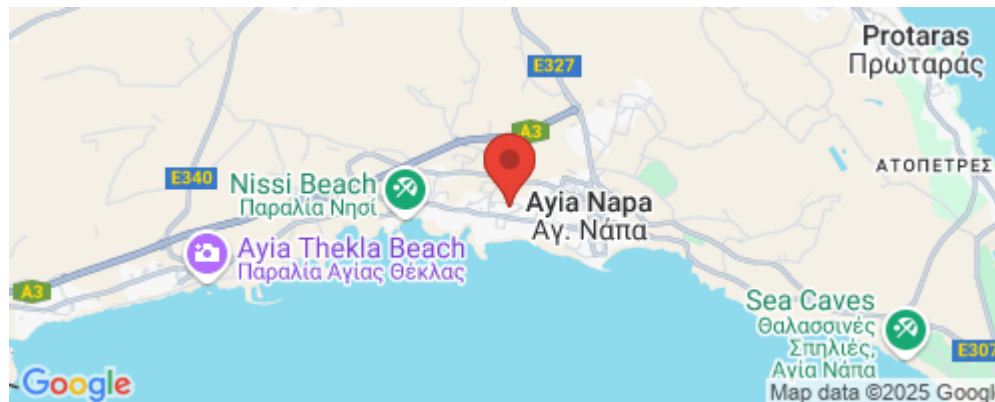


## 2 Bedroom Apartment for Sale in Famagusta - Agia Napa

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.



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

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>11</b>
Uncovered Veranda	<b>48</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7751</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Famagusta - Agia Napa

Coordinates: **34.98972330917 / 33.986409714336**

Region: **Famagusta**

## 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	<b>~€21 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 313.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€625 000 on Jul 17, 2025



