

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 | 99 |
| Covered Veranda | 11 |
| Uncovered Veranda | 48 |
| Total Number of Floors | 2 |
| Furnishing | Furnished |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|-------------------|------------------|
| Reference Number | 7751 |
| Property type | Apartment |
| Condition | Pre-Owned |
| Construction Year | 2019 |
| Bathrooms | 2 |

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€21 600.00 | Common expenses | None |
| | | Price per SQM | €6 313.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€625 000 on Jul 17, 2025



