

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

This 2-bedroom apartment has everything you need for regular short vacations or longer stays in the sun and by the sea, including plenty of space, comfort, and convenience. It is one of only five units in a low-rise block at Napa Gem, a centrally located modern gated development in Ayia Napa, a popular seaside resort on Cyprus's southeastern coast. Within walking distance are numerous restaurants, banks, souvenir shops, bakeries, and a medical clinic. The resort's beautiful sandy beach along the turquoise Mediterranean water is only 500m away. Larnaca International Airport is only a 35-minute drive away.



Owners will reap the benefits of high-quality, energy-efficient, earthquak...

Property Info		Plot / Area Info		Additional info	
Covered Area	99			Dafasan sa Nassah an	7752
Covered Veranda	11			Reference Number	7752
Uncovered Veranda	48	Pool	Common, Yes	Property type	<b>Apartment</b>
	-		•	Condition	<b>Pre-Owned</b>
Total Number of Floors	3	Parking	Covered, Yes	Construction Year	2019
Furnishing	Furnished			Bathrooms	2
Air Conditioning	All rooms, Yes			Datilioonis	4

Amenities Location

**Location:** Famagusta - Agia Napa Region: **Famagusta** 

Coordinates: 34.98972330917 / 33.986409714336

Parking



**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 Excluded Title transfer fee  $\sim$  £21 600.00 Common expenses None Price per SQM £6 313.00/m<sup>2</sup>

## **Representative: RealDeal Estates**

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## **Price change history**

€625 000 on Jul 17, 2025













