

## 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

Covered Area	<b>99</b>
Covered Veranda	<b>11</b>
Uncovered Veranda	<b>48</b>
Total Number of Floors	<b>3</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>7752</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/m<sup>2</sup></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



