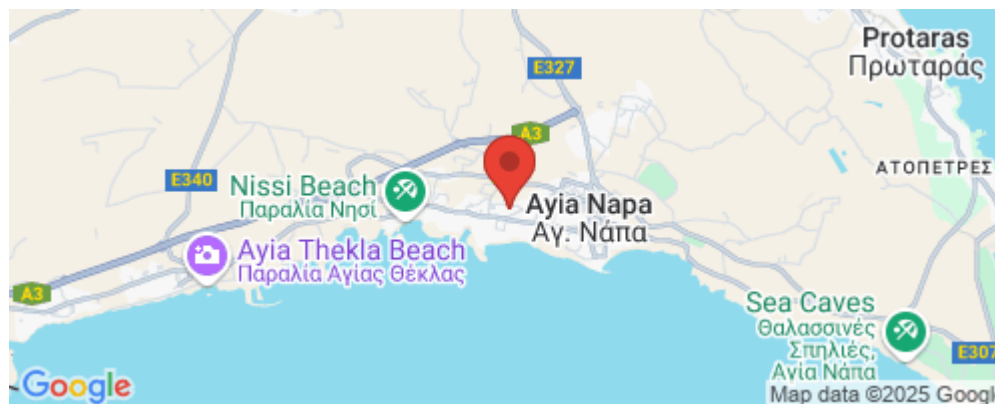


2 Bedroom Apartment for Sale in Famagusta - Agia Napa

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	99
Covered Veranda	11
Uncovered Veranda	48
Total Number of Floors	3
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7752
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.

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

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€625 000 on Jul 17, 2025



