

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

Anyone looking for a cozy second home for regular vacations in a popular seaside resort will appreciate what this 1-bedroom apartment has to offer. It is one of only five units in a centrally located, modern, gated development in the heart of Ayia Napa on Cyprus's southeastern coast. Within walking distance, you'll find a wide range of amenities including restaurants, banks, souvenir shops, bakeries, and a medical clinic. The resort's beautiful sandy beach and the turquoise Mediterranean Sea are just 500 meters away. Larnaca International Airport is a convenient 35-minute drive.



Residents enjoy the benefits of high-quality, energy-efficient, and earthquake-resistant construct...

Property Info		Plot / Area Info		Additional info	
Covered Area	101				
Covered Veranda	42			Reference Number	7753
Uncovered Veranda	21	Pool Parking	Common, Yes Covered, Yes	Property type	<b>Apartment</b>
Floor Number	1			Condition	<b>Pre-Owned</b>
Total Number of Floors	2			Construction Year	2019
Furnishing	Furnished			Bathrooms	1
Air Conditioning	All rooms, Yes				

## Amenities Location

• Parking

• Parking

• Parking

Coordinates: 34.98972330917 / 33.986409714336



Price: €350 000 + VAT

VAT for this property is €17,500 or €66,500. 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  $\sim$  €10 600.00 Common expenses None Price per SQM  $\in$  3 465.00/m<sup>2</sup>

## **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**

€350 000 on Jul 17, 2025

















