

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

This luxurious 3-bedroom penthouse is ideal for those seeking a spacious permanent residence or a high-end holiday retreat in the heart of Ayia Napa. Spanning 144.30m<sup>2</sup>, it is the most expansive unit in an exclusive low-rise gated development of just five apartments. A wide range of restaurants, shops, banks, bakeries, and a medical clinic are all within walking distance, while the beautiful sandy beach and turquoise Mediterranean waters are just 500 meters away. Larnaca International Airport is a convenient 35-minute drive. ✖

The penthouse features top-quality, energy-efficient, earthquake-resistant construction and refined finishes throughout. Highlights include an ensuite master b...

#### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>166</b>            |
| Covered Veranda        | <b>21</b>             |
| Uncovered Veranda      | <b>68</b>             |
| Floor Number           | <b>2</b>              |
| Total Number of Floors | <b>2</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>7757</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>4</b>         |
| View              | <b>Sea view</b>  |

#### Amenities

- Roof Garden

#### Location

**Location:** Famagusta - Agia Napa      Region: **Famagusta**  
 Coordinates: **34.98972330917 / 33.986409714336**

## Price: €1 050 000 + VAT

VAT for this property is **€66,669** or **€199,500**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€38 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 325.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 050 000 on Jul 17, 2025



