

### 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>
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## Price change history

€1 050 000 on Jul 17, 2025



