

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

This 2-bedroom apartment offers the ideal combination of space, comfort, and convenience for both short holidays and extended stays by the sea. X  
Part of a low-rise residential block in a centrally located modern gated development in Ayia Napa, it is surrounded by a wide selection of restaurants, shops, banks, bakeries, and a medical clinic—all within walking distance. The resort's beautiful sandy beach and the crystal-clear waters of the Mediterranean are just 500 meters away, while Larnaca International Airport is a convenient 35-minute drive.

Constructed to high standards, the property features energy-efficient, earthquake-resistant design and tasteful finishes. Comfort-focus...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>106</b>			Reference Number	<b>7764</b>
Covered Veranda	<b>18</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>59</b>	Pool	<b>Common, Yes</b>	Condition	<b>Pre-Owned</b>
Total Number of Floors	<b>2</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2019</b>
Furnishing	<b>Furnished</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Famagusta - Agia Napa Coordinates: <b>34.989802415993 / 33.985991487378</b>	<b>Famagusta</b>

## Price: €516 000 + VAT

VAT for this property is **€25,800** or **€98,040**. 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 Price per SQM	<b>~€17 240.00</b> <b>€4 868.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€516 000 on Jul 17, 2025



