


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.  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-focuse...

Property Info

| | |
|------------------------|-----------------------|
| Covered Area | 106 |
| Covered Veranda | 18 |
| Uncovered Veranda | 59 |
| Total Number of Floors | 2 |
| Furnishing | Furnished |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|-------------------|------------------|
| Reference Number | 7764 |
| Property type | Apartment |
| Condition | Pre-Owned |
| Construction Year | 2019 |
| Bathrooms | 2 |

Amenities

- Parking

Location

Location: Famagusta - Agia Napa
Coordinates: **34.989802415993 / 33.985991487378**

Region: **Famagusta**

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€17 240.00 | Common expenses | None |
| | | Price per SQM | €4 868.00/m² | | |

Representative: RealDeal Estates

| | | | |
|------------------------------------------|--------------|------------|--------------------------------------------------|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€516 000 on Jul 17, 2025



