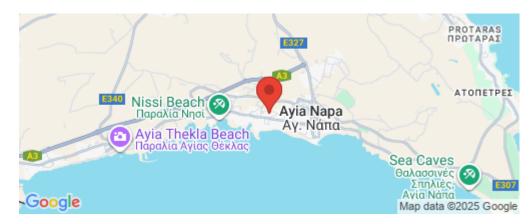


## 2 Bedroom Apartment for Sale in Famagusta - Agia Napa

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		Plot / Area Info		Additional info	
Covered Area	116			Deference Number	7765
Covered Veranda	16				7765
Uncovered Veranda	26	Pool	Common, Yes	Property type	Apartment
Total Number of Floors	2	Parking	Covered, Yes	Condition	Pre-Owned
Furnishing	Furnished	Tarking	covereu, res	Construction Year	2019
•				Bathrooms	2
Air Conditioning	All rooms, Yes			_	

Amenities	Location
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• Parking Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.989802415993** / **33.985991487378** 



**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 Excluded

Title transfer fee ~€17 240.00

Price per SQM €4 448.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€516 000 on Jul 17, 2025













