


## 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	<b>116</b>
Covered Veranda	<b>16</b>
Uncovered Veranda	<b>26</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>7765</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>

### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€17 240.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 448.00/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

€516 000 on Jul 17, 2025



