

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

Anyone interested in a cosy second home for regular holidays in a popular seaside resort will appreciate what this 1-bedroom apartment has to offer. It is one of only six units in a low-rise block within a centrally located modern gated development in the vibrant resort town of Ayia Napa on the southeastern coast of Cyprus. A wide variety of restaurants, banks, souvenir shops, bakeries, and a medical clinic are all within walking distance. The beautiful sandy beach with turquoise Mediterranean waters is just 500 meters away, and Larnaca International Airport is a convenient 35-minute drive.

Owners will enjoy the benefits of high-quality, energy-efficient, earthquake-resistant const...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>96</b>			Reference Number	<b>7766</b>
Covered Veranda	<b>40</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>26</b>	Pool	<b>Common, Yes</b>	Condition	<b>Pre-Owned</b>
Floor Number	<b>1</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2019</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>1</b>
Furnishing	<b>Furnished</b>			View	<b>Sea view</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: €368 000 + VAT

VAT for this property is **€18,400** or **€69,920**. 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>~€11 320.00</b> <b>€3 833.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€368 000 on Jul 17, 2025



