

### 3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa For Sale in Ayia Napa **PRICE REDUCTION!!!** (was €650.000) **A** stunning detached villa located in the hills of Ayia Napa, surrounded by non-buildable forest. This property has light and airy open plan living areas, three double bedrooms and a family bathroom. The master bedroom benefits from access to a private balcony which provides beautiful sea views. Also on the top floor you will find access to a private roof terrace which boasts stunning views. **O**utside the villa there is covered car parking for 2 vehicles, a private swimming pool and a well maintain garden with BBQ area. **T**his property comes fully equipped wit...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**211**

Plot area  
Pool

**298**  
**Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**epcc2414**  
**House**  
**Pre-Owned**  
**3**

#### Amenities

#### Location

Region: **Famagusta**  
Coordinates: **34.98618 / 34.0034**

## Price: €600 000 + VAT

VAT for this property is **€54,284** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 844.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€650 000 on Oct 20, 2023

€600 000 on Feb 14, 2024























