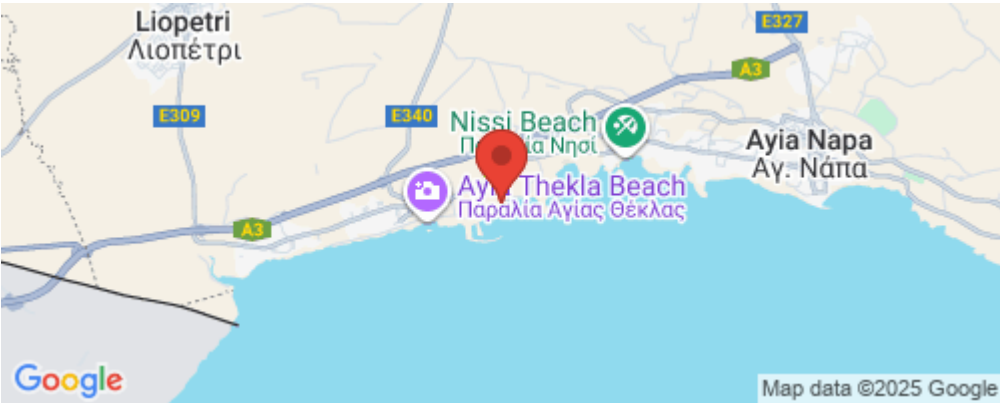


3 Bedroom House for Sale in Famagusta District

A unique off-plan development of 4 ultra-luxury villas, located on the sandy beach at the northern side of the new Ayia Napa Marina



Each villa will have 3 bedrooms and 3 bathrooms, with plots ranging from 700 sq.m to 1952 sq.m.

In addition, there is a private roof garden on each villa, with direct sea views.

A fantastic investment opportunity in a privileged location.

Delivery: 16 months

Property Info		Plot / Area Info		Additional info	
Covered Area	369	Plot area	1952	Reference Number	20300
		Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location		View	Sea view



• Guest WC

Region: **Famagusta**

Coordinates: **34.981734640006 / 33.947293130122**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €3 650 000 + VAT

VAT for this property is **€485,776** or **€693,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 892.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€3 650 000 on Aug 13, 2025













