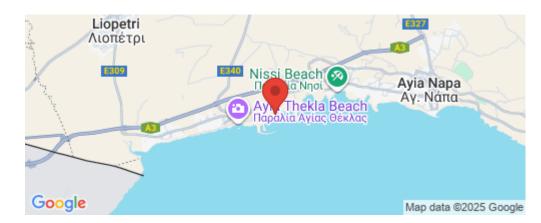


3 Bedroom House for Sale in Famagusta District

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



Region: Famagusta

Coordinates: **34.981734640006** / **33.947293130122**



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 Excluded

Title transfer fee None

Price per SQM €9 892.00/m²

Common expenses None

Representative: Purple International Real Estate

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058**

Price change history

€3 650 000 on Aug 13, 2025













