

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

3-Bedroom Apartment – Spacious Elegance for Families

The three-bedroom apartment represents the pinnacle of comfort and modern design, offering abundant space for families or those who simply want room to grow and entertain.

The large open-plan living and dining area connects seamlessly to an expansive veranda, perfect for hosting friends, enjoying alfresco dinners, or simply relaxing while soaking in the Mediterranean atmosphere. Full-height glass doors enhance the natural light and give a constant sense of openness.

The kitchen combines contemporary design with practicality, featuring custom cabinetry, durable worktops, and generous storage. Its position within the l...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>159</b> |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>239512</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>4</b>         |

#### Amenities

- Parking

#### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**

**Price: €1 050 000 + VAT**

VAT for this property is **€60,821** or **€199,500**. 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>~€38 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 604.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

**Price change history**

€1 050 000 on Sep 19, 2025



