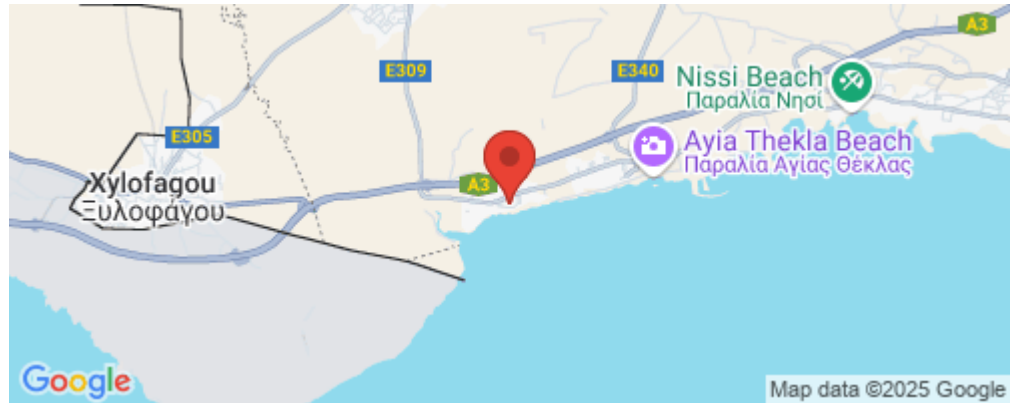


### 3 Bedroom House for Sale in Famagusta - Agia Napa

Reference ID: #SA30873 Price details: €520,000 A spacious villa with a private garden and swimming pool located in a quiet location close to Aya Napa Marina. The villa is within walking distance of the sea (approximately 2-3 minutes). The villa features a large private pool and a green garden. If you prefer to spend time in the shade then there is a covered terrace where you can relax. On the ground floor you will find a fully-equipped kitchen, a comfortable living space, spacious bathroom, WC and a bedroom with a garden view. The first floor has two bedrooms with balconies and outstanding sea views, a spacious bathroom with a shower, a bath and a WC. Built: 2012 Refurbished: 2019 Bedrooms: 3 WC...



#### Property Info

Covered Area	<b>128</b>
Covered Veranda	<b>N/A</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>SA30873</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>3</b>

#### Amenities

- Balcony

#### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.975024223288 / 33.909928664818**

Region: **Famagusta**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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>~€17 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 063.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€520 000 on Oct 19, 2023





