

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

Reference ID: #SA30869 Price details: €550,000 This spacious luxury two-storey villa is located on the hillside. You can enjoy stunning views of the sea and Aya Napa. On the ground floor you will find a fully-equipped kitchen, dining area, comfortable living area (with access to the terrace and private pool), storage and a WC. The first floor has three spacious bedrooms and a bathroom. The master bedroom has its own bathroom with a shower as well a balcony with a sea view. The entire second is a luxury terrace with a sink and bar area where you can enjoy outstanding panoramic views of the sea and Aya Napa. Enjoy cocktails, gaze at the stars, sunbathe – the choice is yours. Air cooling: Al...



### Property Info

Covered Area	<b>214</b>
Covered Veranda	<b>30</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

Plot area	<b>299</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA30869</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Storage room

### Location

**Location:** Famagusta - Agia Napa  
Coordinates: **34.997340659331 / 33.998275600049**

Region: **Famagusta**

## Price: €550 000 + VAT

VAT for this property is **€50,528** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 570.00/m²</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: +35777000111			

## Price change history

€550 000 on Oct 19, 2023







