

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

3-bedroom villa is for sale in Agia Napa, situated in a small complex, fully furnished with appliances and air conditioning. The house has 3 bathrooms. The villa features a spacious living room, a large parking area, and is within walking distance to the city's infrastructure. There is also a storage room. The villa features a very large pool measuring 5 x 10 meters. This villa is an excellent investment opportunity, as its prime location makes it highly desirable for rental purposes.

### Property Info

Covered Area	<b>220</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>180386</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

**Price: €385 000 + VAT**

VAT for this property is **€36,400** or **€73,150**. 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>~€12 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 750.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€400 000 on Oct 10, 2025  
€395 000 on Oct 23, 2025  
€420 000 on Oct 31, 2025  
€385 000 on Dec 17, 2025

