

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

Reference ID: #SA29442 Price details: €1,900,000 Those who understand the high quality of life that Cyprus can provide, as well as the excellent mix  of excitement and calmness in Ayia Napa, frequently take the next step: purchasing a house in or near this renowned beach resort. This villa will exceed the expectations of potential homeowners who appreciate comfort, quality, a stunning unobstructed sea view, and easy access to all of Ayia Napa's delights. The property has a stunning view of the famous sea caves, which are a picture-perfect natural rock structure along the sea just outside Ayia Napa. A property on this stunning location, barely 200m from the beach and within walking distance ...

| Property Info     |                       | Plot / Area Info |                     | Additional info   |                  |
|-------------------|-----------------------|------------------|---------------------|-------------------|------------------|
| Covered Area      | <b>241</b>            |                  |                     | Reference Number  | <b>SA29442</b>   |
| Covered Veranda   | <b>5</b>              | Plot area        | <b>1000</b>         | Property type     | <b>House</b>     |
| Uncovered Veranda | <b>156</b>            | Pool             | <b>Yes</b>          | Condition         | <b>Pre-Owned</b> |
| Furnishing        | <b>Unfurnished</b>    | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2021</b>      |
| Energy Efficiency | <b>N/A</b>            |                  |                     | Bathrooms         | <b>4</b>         |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |                     |                   |                  |

| Amilities | Location  | Region           |
|-----------|---|------------------|
| • Balcony | <b>Location:</b> Famagusta - Agia Napa<br>Coordinates: <b>34.982647333824 / 34.020130634308</b> | <b>Famagusta</b> |

## Price: €1 900 000 + VAT

VAT for this property is **€195,440** or **€361,000**. 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<br>Price per SQM | <b>~€72 600.00</b><br><b>€7 884.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                     |
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## Price change history

€1 900 000 on Oct 19, 2023





