

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

- 3 bedrooms
- 4 W/C
- Internal Area 369m2
- Verandas
- Roof Garden 70m2
- Plot Area 2070m2
- Overflow Swimming Pool
- Underfloor Heating
- A/C
- Energy Efficiency "A"
- Sea View



### Property Info

Covered Area **369**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **2070**  
 Pool **Yes**

### Additional info

Reference Number **16387**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Famagusta - Agia Napa  
 Coordinates: **34.98582938162 / 33.998727698928**

Region: **Famagusta**

## Price: €3 650 000 + VAT

VAT for this property is **€485,776** or **€693,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 892.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€3 650 000 on Jan 20, 2026









Villas 1, 2 & 3

