

### 3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa For Sale In Ayia Napa, Famagusta - with Land Deeds  This is a Stunning 3-Bedroom Villa in Ayia Napa with Panoramic Mountain & Sea Views. Just 800 meters from the beach, this exceptional villa offers rare privacy and uninterrupted views, thanks to its prime location within a protected zone where no future development is allowed. Set on an expansive 4,500 m2. plot, the property combines space, tranquility, and breathtaking natural surroundings. The villa features 256 m2. of internal living space, designed with high ceilings and a modern open-plan layout that fills the home with light. Two generously sized bedrooms are located on the ground f... 

#### Property Info

#### Plot / Area Info

Covered Area **256**

#### Additional info

Reference Number **rhd051r3**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

Region: **Famagusta**  
 Coordinates: **34.98618 / 34.0034**

## Price: €1 400 000 + VAT

VAT for this property is **€151,156** or **€266,000**. 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	<b>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 469.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€1 400 000 on Mar 5, 2026











