

## 2 Bedroom Apartment for Sale in Famagusta District

Two Bedroom Duplex Apartment For Sale in Ayia Napa, Famagusta – Title Deeds (New Build Process) ✖  
 The development consists of only 3 apartments, carefully distributed across multiple levels including the lower floor, ground floor, first floor, second floor and the roof garden level. The first residence is a thoughtfully designed 2-bedroom apartment that spans across two levels, offering a unique living arrangement. On the ground floor, residents enjoy an open-plan layout that seamlessly connects the kitchen, dining and living areas, along with a covered veranda, a bathroom and a comfortable bedroom. On the lower floor, the apartment benefits from a second bedroom with its ...

### Property Info

### Plot / Area Info

Covered Area **55**

### Additional info

Reference Number **vel014n2g/duple**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

Region: **Famagusta**  
 Coordinates: **34.98618 / 34.034**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>€7 909.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€395 000 on Mar 11, 2026

€435 000 on Apr 23, 2026



