

## 1 Bedroom Apartment for Sale in Famagusta District

One Bedroom Apartment For Sale in Ayia Napa Discover comfort and convenience in this beautifully maintained 1- bedroom apartment located on the first floor of a quiet residential complex in the heart of Ayia Napa. Just minutes from the beach, restaurants, cafes, and all local amenities, this property offers the perfect blend of holiday charm and everyday living. The apartment features a bright and open-plan living and dining area that opens onto a private balcony, ideal for enjoying the Cyprus sunshine. A fully equipped kitchen makes everyday cooking a pleasure. Spacious double bedroom with built-in wardrobes and air conditioning unit and a stylish bathroom completi... ✖

### Property Info

Covered Area **40**  
 Furnishing **Partially furnished**

### Plot / Area Info

### Additional info

Reference Number **epcc5967**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

Region: **Famagusta**  
 Coordinates: **34.9834 / 34.0032**

## Price: €157 000 + VAT

VAT for this property is **€7,850** or **€29,830**. 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>~€3 075.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 925.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€157 000 on Apr 3, 2026



