

3 Bedroom House for Sale in Famagusta - Agia Napa

This villa is more than just a property — it offers an exceptional lifestyle defined by luxury, refinement, elegance, and opulence, while embracing all the finest benefits of premium coastal living.

Boasting a design and layout that are truly second to none, this modern villa seamlessly blends contemporary sophistication with Mediterranean charm. The spacious open-plan living and dining area flows effortlessly into a fully equipped modern kitchen, creating the perfect setting for both relaxed family moments and sophisticated entertaining.

Step outside through large sliding doors to your private swimming pool and sun-drenched patio — your personal sanctuary for unforgetta...

Property Info

Covered Area	117
Covered Veranda	6
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area **208**

Additional info

Reference Number	245257
Property type	House
Condition	Pre-Owned
Construction Year	2019
Bathrooms	3

Amenities

Location

Location: Famagusta - Agia Napa Region: **Famagusta**

Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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	Excluded	Title transfer fee	~€16 400.00	Common expenses	None
		Price per SQM	€4 231.00/m²		

Representative: MySpace

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Price change history

€495 000 on May 29, 2026







