

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

Exclusive beachfront villa project in Ayia Napa.

Nestled along the pristine shoreline, this visionary development introduces two exquisite villas that redefine the essence of seaside living, offering an unrivalled lifestyle that merges contemporary elegance with the soothing embrace of the Mediterranean Sea.

The ground floor unfolds into a seamless expanse of sophistication, merging an open plan kitchen, a spacious dining area, and a welcoming living room. A guest WC adds convenience, and the outdoor deck, nestled beside the inviting pool and jacuzzi, extends a warm invitation to bask in the sun's embrace. The lounge area is perfect for sipping refreshing cocktails while abs...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**334**

Plot area  
Pool

**588**  
**Private, Yes**

Reference Number

**46761**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2025**

Bathrooms

**5+**

### Amenities

- Roof Garden

### Location

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

**Price: €2 884 000 + VAT**

VAT for this property is **€366,631** or **€547,960**. 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>€8 635.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€2 755 000 on May 23, 2024

€2 884 000 on Mar 16, 2025







