

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

This villa is located in the centre of Ayia Napa, just a short walk from the monastery square and much closer to the sea. In a gated complex of only eight villas, allowing its owner the benefits of a beautiful detached house villa in a central position.

You may easily switch between the excitement of Ayia Napa and the tranquil serenity of your own house while making this your home. Step outside, and you'll find everything you need and want within walking distance, from a sandy Blue Flag beach to a range of amenities for your daily requirements, as well as many entertainment hotspots, both day and night.

Created and constructed to bring the conceptual architecture to life, u...

### Property Info

Covered Area **232**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **422**  
Pool **Private, Yes**

### Additional info

Reference Number **41446**  
Property type **House**  
Condition **Brand New**  
Construction Year **2022**  
Bathrooms **5+**

### Amenities

- Garden

### Location

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

## Price: €980 000 + VAT

VAT for this property is **€97,493** or **€186,200**. 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>€4 224.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 250 000 on May 24, 2024  
 €1 200 000 on Mar 16, 2025  
 €980 000 on Sep 9, 2025





