

## 4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Ayia Napa, Famagusta – Title Deeds (New Build Process) A stunning development featuring 36 contemporary villas in the heart of Ayia Napa. Each villa is thoughtfully designed with modern, sleek architectural styles and design elements, creating a harmonious blend of comfort and sophistication. These spacious homes boast 4 bedrooms, including one on the ground floor, allowing for flexible living arrangements. The open floor plans and large windows fill the interiors with an abundance of natural light, creating a warm and inviting atmosphere throughout the day. Step outside to your private oasis, complete with a swimming pool, deck, a...



### Property Info

Covered Area

**150**

### Plot / Area Info

Pool

**Yes**

### Additional info

Reference Number

**swh022n4**

Property type

**House**

Condition

**Brand New**

Bathrooms

**3**

### Amenities

#### Location

Region: **Famagusta**

Coordinates: **34.98618 / 34.0034**

## Price: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>€4 133.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€615 000 on Jun 4, 2024  
 €620 000 on Feb 7, 2025





Type A  
(front elevation)

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- ▶ 4 Beds  
4 Baths

151 sq.m Internal  
66 sq.m Covered Area



Type B  
(front elevation)

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- ▶ 4 Beds  
4 Baths

151 sq.m Internal  
60 sq.m Covered Area

Type B  
(rear elevation)

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- ▶ 4 Beds  
4 Baths

151 sq.m Internal  
60 sq.m Covered Area



**Type C**  
(rear elevation)

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- ▶ 4 Beds  
4 Baths

152 sq.m Internal  
34 sq.m Covered Area



**Type D**  
(front elevation)

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- ▶ 4 Beds  
4 Baths

150 sq.m Internal  
100 sq.m Covered Area

**Type D**  
(rear elevation)

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- ▶ 4 Beds  
4 Baths

150 sq.m Internal  
100 sq.m Covered Area



**Type E**  
(front elevation)

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- ▶ 4 Beds  
4 Baths

154 sq.m Internal  
74 sq.m Covered Area

**151 sq.m<sup>2</sup>**

66 sq.m Covered Area

FLOOR  
Ground Floor



Ground Floor plan

TYPE A

**151 sq.m<sup>2</sup>**

60 sq.m Covered Area

FLOOR  
Ground Floor



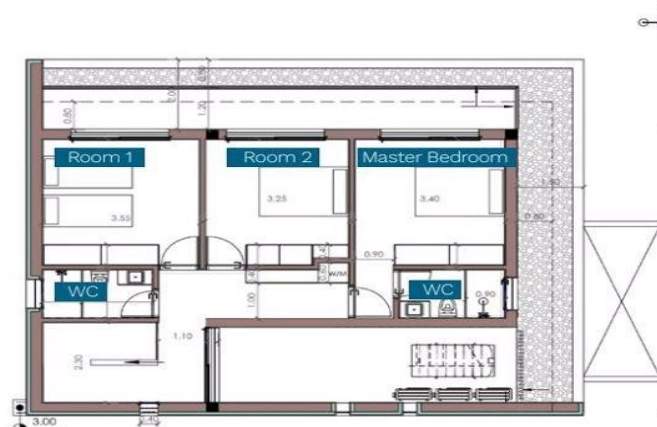
Ground Floor plan

TYPE B

**151 sq.m<sup>2</sup>**

66 sq.m Covered Area

FLOOR  
Floor 1



Floor plan

TYPE A

**151 sq.m<sup>2</sup>**

60 sq.m Covered Area

FLOOR  
Floor 1

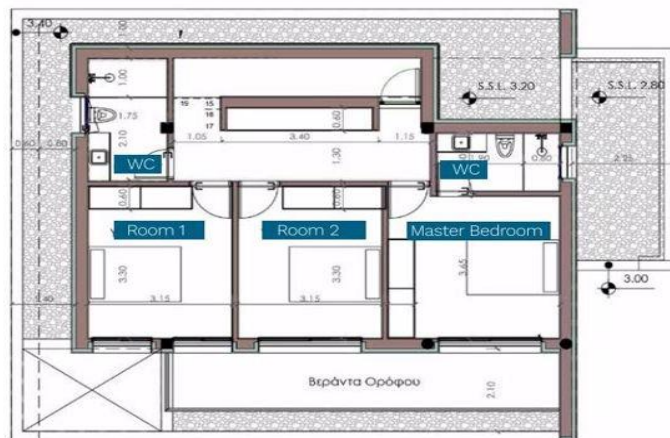


Floor plan

TYPE B

**152 sq.m<sup>2</sup>**  
34 sq.m Covered Area

FLOOR  
Floor 1

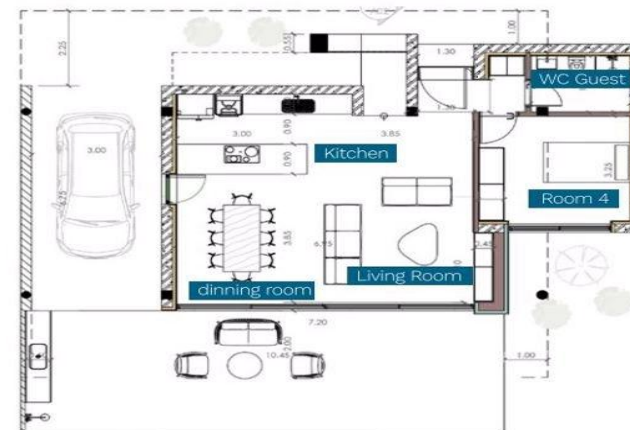


Floor plan

TYPE C

**150 sq.m<sup>2</sup>**  
100 sq.m Covered Area

FLOOR  
Ground Floor

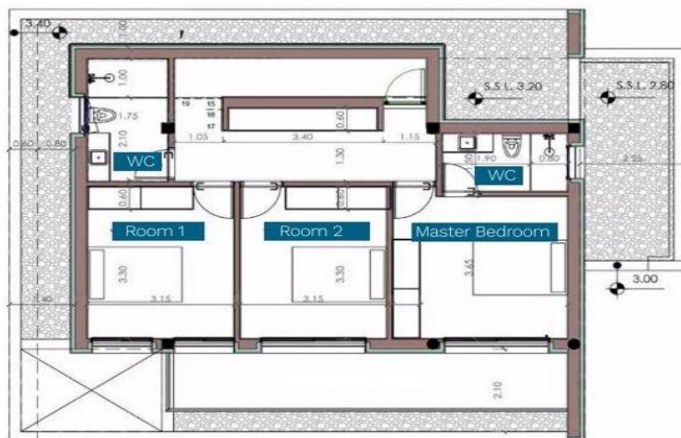


Ground Floor plan

TYPE D

**150 sq.m<sup>2</sup>**  
100 sq.m Covered Area

FLOOR  
Floor 1



Floor plan

TYPE D

**154 sq.m<sup>2</sup>**  
74 sq.m Covered Area

FLOOR  
Ground Floor



Ground Floor plan

TYPE E

