


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

Breathtaking, Four Bedroom Beachfront Villa for Sale in New Marina Agia Napa, Famagusta. Ideally situated on the south-eastern coast, walking distance to a handful of golden Blue Flag sandy beaches and a great array of shops, cafes, restaurants and recreational activities, turning each visit into a fun and unforgettable memory. Only a 15-minute drive to Paralimni with its trendy boutiques, friendly taverns and abundance of other amenities. 

Villa for sale in Agia Napa. On the ground floor the property consists of an open plan kitchen, living and dining area, provision for A/C, pantry room and a guest WC. On the first floor there are four bedrooms and each has its own en-suite and ...

### Property Info

Covered Area	<b>463</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>870</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>40368</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.978371428521 / 33.941101997592**  
 Region: **Famagusta**

## Price: €6 150 000 + VAT

VAT for this property is **€889,558** or **€1,168,500**. 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>€13 283.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€5 650 000 on Aug 9, 2024  
€6 150 000 on Nov 28, 2024



