

4 Bedroom House for Sale in Famagusta - Agia Napa

Seafront Luxury Living in Ayia Napa – Exclusive 4-Bedroom Villa with Rooftop Retreat

Experience the pinnacle of Mediterranean elegance with this remarkable 4-bedroom villa, set directly on the pristine coastline of Ayia Napa. Combining cutting-edge architecture with timeless sophistication, the villa offers a rare opportunity to enjoy private beachfront living in one of Cyprus's most celebrated seaside destinations.

Design & Layout

Spanning across four levels and served by a private elevator, the villa has been thoughtfully designed to maximize light, views, and functionality. Lower Floor – A private retreat featuring a fully appointed bathroom, secondary...

Property Info	Plot / Area Info	0	Additional info	
Covered Area 334 Covered Veranda 33 Energy Efficiency A	Plot area Parking	588 Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms View	234865 House Under Construction 2025 5+ Sea view

Amenities Location

• Parking 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.

\/AT	Fredridad	Title transfer fee	None	C	
VAT Excluded	Price per SOM	€8 635.00/m²	Common expenses	None	

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010**

Price change history

€2 884 000 on Feb 14, 2025































