

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

Beachfront Elegance in Ayia Napa: Contemporary Villa with Rooftop Garden and Infinity Views

This remarkable seafront villa redefines modern coastal living with a harmonious blend of clean architecture, luxurious interiors, and uninterrupted views of the Mediterranean. Nestled in a tranquil setting just steps from the shoreline, it offers privacy, comfort, and refined design across four thoughtfully planned levels.

The lower level features a spacious en-suite bedroom, a cozy secondary living area ideal for quiet relaxation or entertainment, and a storage room for added practicality.

On the ground floor, an open-concept layout welcomes you with a sleek designer kitchen,...

### Property Info

Covered Area	<b>334</b>
Covered Veranda	<b>33</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>588</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>234865</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Parking

### 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/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

## Price change history

€2 884 000 on Feb 14, 2025















