

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 | | Additional info | |
|-------------------|------------|---|---------------------|-------------------|---------------------------|
| | | | | Reference Number | 234865 |
| Covered Area | 334 | | | Property type | House |
| Covered Veranda | 33 | Plot area | 588 | Condition | Under Construction |
| Energy Efficiency | A | Parking | Covered, Yes | Construction Year | 2025 |
| | | | | Bathrooms | 5+ |
| | | | | View | 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €8 635.00/m² | | |

Representative: MySpace

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Price change history

€2 884 000 on Feb 14, 2025









