

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

Covered Area	340
Covered Veranda	47
Energy Efficiency	A

Plot / Area Info

Plot area	834
Parking	Covered, Yes

Additional info

Reference Number	234866
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	5+
View	Sea view

Amenities

- Parking

Location

Location: Famagusta - Agia Napa Region: **Famagusta**

Price: €2 935 000 + VAT

VAT for this property is **€376,371** or **€557,650**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 632.00/m²		

Representative: MySpace

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Price change history

€2 935 000 on Feb 14, 2025









