

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 Covered Veranda Energy Efficiency	340 47 A	Plot area Parking	834 Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms	234866 House Under Construction 2025 5+
				View	Sea view

Amenities Location

• Parking 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 Exclu	Fredridad	Title transfer fee	None		None
	Excluded	Price per SOM	€8 632.00/m²	Common expenses	None

Representative: MySpace

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Price change history

€2 935 000 on Feb 14, 2025































