

## 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	<b>340</b>
Covered Veranda	<b>47</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>834</b>
Parking	<b>Covered, Yes</b>

### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 632.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€2 935 000 on Feb 14, 2025









