

4 Bedroom House for Sale in Famagusta - Agia Napa

Luxury Living in the Heart of Ayia Napa – 4-Bedroom Villa with Pool & Roof Garden

Nestled in the very center of Ayia Napa, just a short stroll from the historic Monastery Square and a few steps closer to the glittering coastline, this villa offers the perfect balance between vibrant urban living and private tranquility. Set within an exclusive gated development of only eight detached villas, it provides a rare opportunity to enjoy central Ayia Napa in complete privacy and comfort.

Prime Location

From this home, the best of Ayia Napa is at your doorstep. A Blue Flag sandy beach lies within walking distance, while the town's eclectic mix of restaurants, shops, and ...



Property Info		Plot / Area Info		Additio	
Covered Area	205			Referen	
Covered Area	205	Plot area	415	Property	
Covered Veranda	19			' '	
Uncovered Veranda	131	Pool	Common, Yes	Conditio	
oncovered veranda	131	Parking	Covered, Yes	Constru	
Energy Efficiency	Α		3313134, 133	Pathroo	

Amenities Location

• Parking Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.9852607** / **33.9989023**

Additional info

Reference Number 234877
Property type House
Condition Pre-Owned

Construction Year **2023**Bathrooms **5**+



Price: €980 000 + VAT

VAT for this property is **€85,810** or **€186,200**. 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	Fralidad	Title transfer fee	~€35 800.00		Nama
	Excluded	Price per SOM	€4 780.00/m²	Common expenses	None

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010**

Price change history

€1 200 000 on Feb 14, 2025 €980 000 on Jun 20, 2025















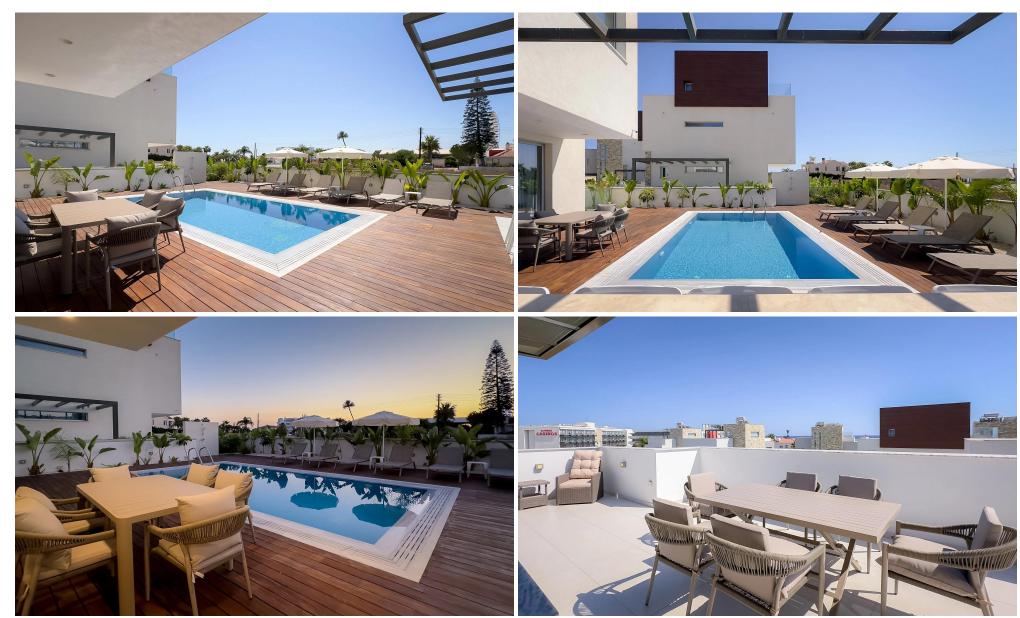




















First Floor Plan



