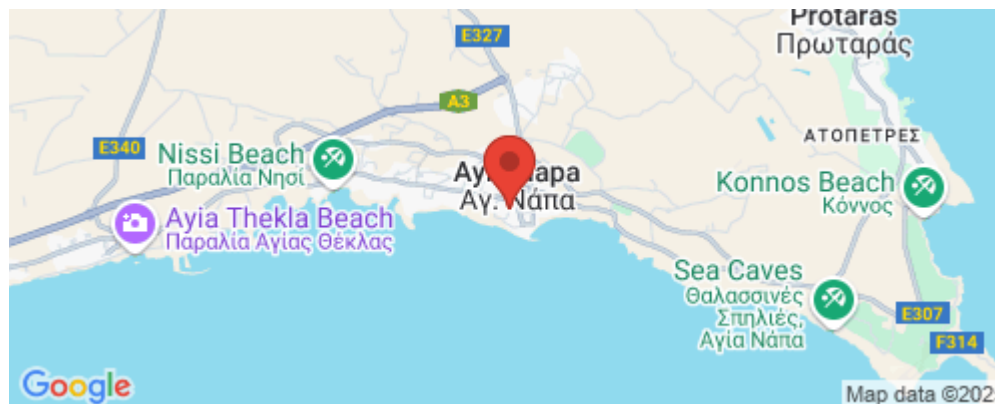


## 4 Bedroom House for Sale in Famagusta - Agia Napa

Nestled in the heart of Ayia Napa, just a short stroll from the Monastery Square and even closer to the sparkling coastline, this exquisite villa offers the perfect blend of luxury and location. Set within a gated development comprising only eight exclusive villas, it provides the unique advantage of owning a private, detached home in a vibrant, central setting.



Living here, you can easily immerse yourself in the lively atmosphere of Ayia Napa or retreat to the tranquility and privacy of your own sanctuary. Everything you need is within walking distance, from the pristine Blue Flag beach to a variety of shops, amenities, and entertainment venues that promise to cater to your every ...

### Property Info

Covered Area	<b>205</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>131</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>415</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>234877</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Famagusta - Agia Napa      Region: **Famagusta**  
**Coordinates:** **34.9852607 / 33.9989023**

## Price: €1 200 000 + VAT

VAT for this property is **€105,073** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 854.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 200 000 on Feb 14, 2025



















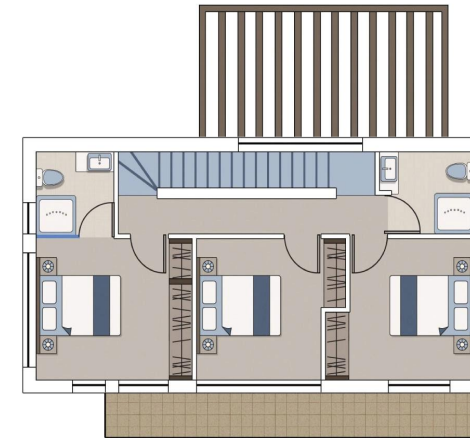








First Floor Plan



Ground Floor Plan



Lower Floor Plan

