

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		Plot / Area Inf	Plot / Area Info		Additional info	
Covered Area	205 da 19			Reference Number	234877	
Covered Area		Plot area Pool	415 Common, Yes Covered, Yes	Property type Condition	House Pre-Owned	
Covered Veranda						
Uncovered Veranda 131 Energy Efficiency A	121					
	131	Parking		Construction Year	2023	
	A	ranking				
				Bathrooms	5+	

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



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.

	Probados	Title transfer fee	~€35 800.00	Common expenses	Mana
	Excluded	Price per SOM	€4 780.00/m²		None

Representative: MySpace

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Price change history

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















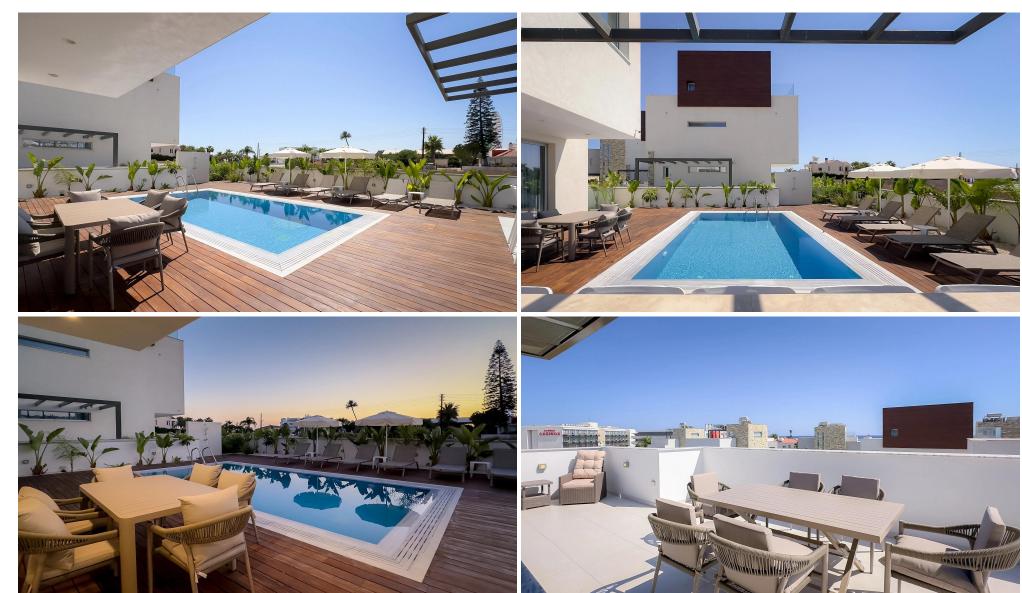




















First Floor Plan



