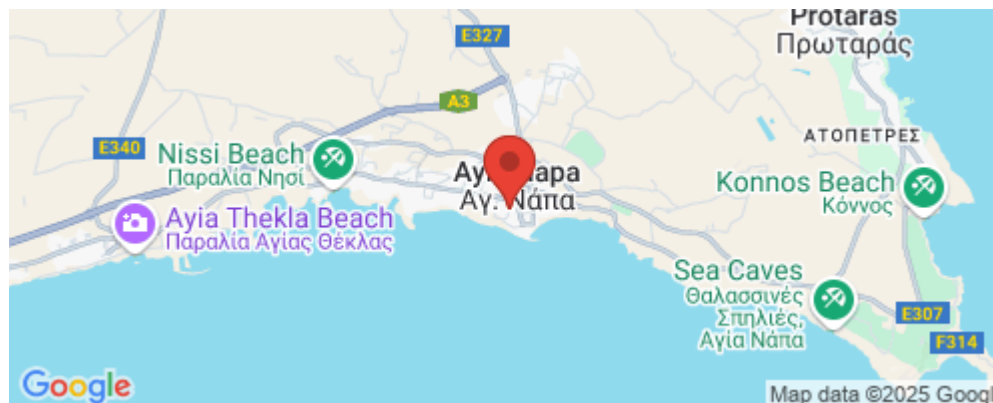


4 Bedroom House for Sale in Famagusta - Agia Napa

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	209
Covered Veranda	23
Uncovered Veranda	120
Energy Efficiency	A

Plot / Area Info

Plot area	422
Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	234878
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	5+

Amenities

- Parking

Location

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

Price: €980 000 + VAT

VAT for this property is **€87,731** 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	Title transfer fee	~€35 800.00	Common expenses	None
		Price per SQM	€4 689.00/m²		

Representative: MySpace

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

Price change history

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







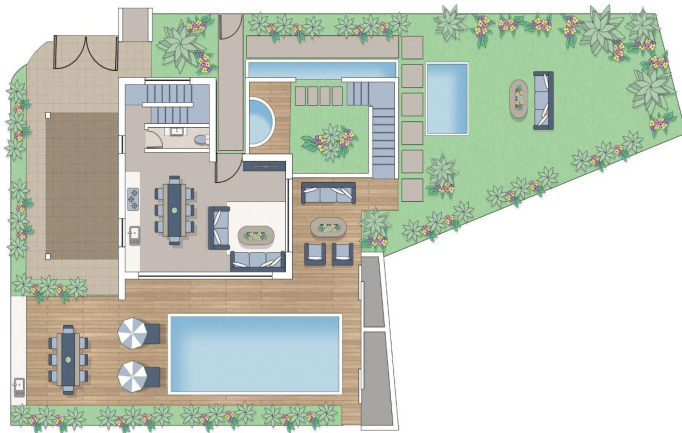




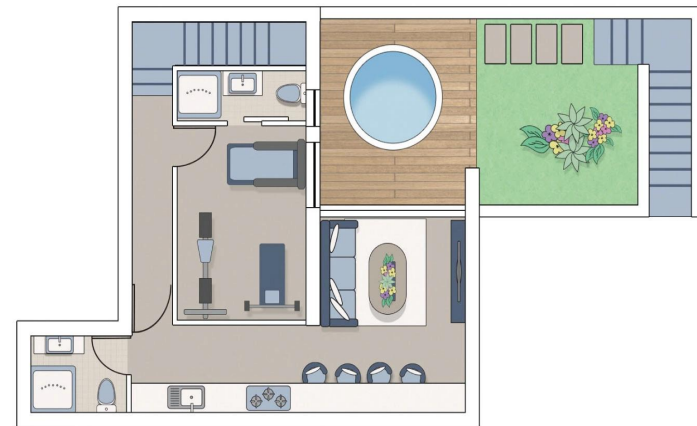




Ground Floor Plan



Lower Floor Plan



Roof Garden Plan

