

4 Bedroom House for Sale in Famagusta - Agia Napa

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

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	Additional info
Covered Area 209	Plot area 422	Reference Number 234878
Covered Veranda 23	Pool Common, Yes	Property type House
Uncovered Veranda 120	Parking Covered, Yes	Condition Pre-Owned
Energy Efficiency A		Construction Year 2023
		Bathrooms 5+

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

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 Price per SQM	~€35 800.00 €4 689.00/m²	Common expenses	None
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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











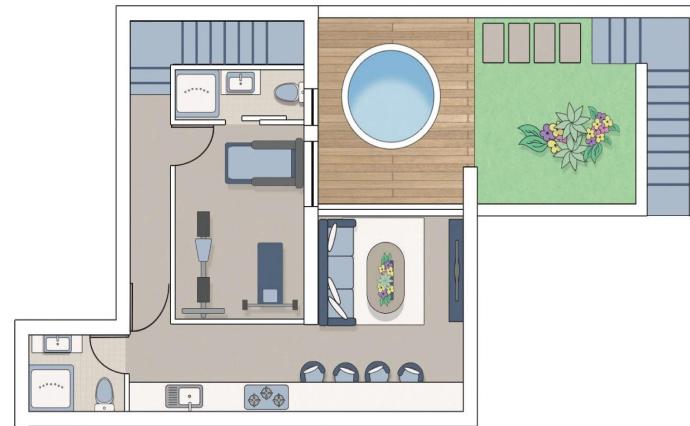




Ground Floor Plan



Lower Floor Plan



Roof Garden Plan

