

4 Bedroom House for Sale in Famagusta - Agia Napa

Exclusive Beachfront Villas for Sale

Located on the west of the peninsula, these luxurious detached villas offer unparalleled sea views, modern elegance, and direct beach access.

Villa Features

3, 4 & 5-bedroom fully detached residences
 Spacious open-plan living areas with premium finishes
 Lush private gardens & outdoor spaces
 Unobstructed Mediterranean Sea views

Prime Beachfront Location

Just steps from a stunning crescent-shaped beach
 Exclusive, tranquil setting with breathtaking surroundings
 Close to premium lifestyle amenities, dining & leisure options

A rare opportunity to own a luxury seaside retreat i...

Property Info

Covered Area	614
Covered Veranda	153
Uncovered Veranda	162
Energy Efficiency	A

Plot / Area Info

Plot area **900**

Additional info

Reference Number	235619
Property type	House
Condition	Under Construction
Construction Year	2025
Bathrooms	5+

Amenities

Location

Location: Famagusta - Agia Napa Region: **Famagusta**

Price: €7 100 000 + VAT

VAT for this property is **€1,106,166** or **€1,349,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€11 564.00/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

€7 100 000 on Mar 7, 2025





