

3 Bedroom House for Sale in Famagusta - Agia Napa

Exclusive Island Villas for Sale

Located on a private man-made island within the marina, these 12 exclusive villas offer unparalleled luxury, privacy, and direct waterfront access.

Villa Features

3, 4 & 5-bedroom residences with private berths
Spacious open-plan interiors with premium finishes
Floor-to-ceiling windows with stunning marina views
Infinity-edge pools & seamless indoor-outdoor living

Prime Waterfront Location

Situated within an exclusive marina setting
Secure and private island community
Close to world-class amenities, dining & leisure options

A unique opportunity to own a prestigious waterfront...

Property Info	Plot / Area Info	Additional info
Covered Area	544	Reference Number
Covered Veranda	109	Property type
Uncovered Veranda	173	Condition
Energy Efficiency	A	Construction Year
	Plot area 621	Bathrooms
		235622
		House
		Under Construction
		2026
		4

Amenities Location

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

Price: €5 350 000 + VAT

VAT for this property is **€809,974** or **€1,016,500**. 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	None €9 835.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€5 350 000 on Mar 7, 2025







