

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

| | |
|-------------------|------------|
| Covered Area | 540 |
| Covered Veranda | 107 |
| Uncovered Veranda | 162 |
| Energy Efficiency | A |

Plot / Area Info

Plot area **620**

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 235624 |
| Property type | House |
| Condition | Under Construction |
| Construction Year | 2025 |
| Bathrooms | 4 |

Amenities

Location

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

Price: €5 300 000 + VAT

VAT for this property is **€800,889** or **€1,007,000**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €9 815.00/m² | | |

Representative: MySpace

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|--|--------------|------------|--|
| 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

€5 300 000 on Mar 7, 2025







