

## 4 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 Covered Veranda Uncovered Veranda Energy Efficiency	653 187 213 A	Plot area	727	Reference Number Property type Condition Construction Year Bathrooms	235625 House Under Construction 2025 5+

Amenities Location

Location: Famagusta - Agia Napa Region: Famagusta



Price: €6 100 000 + VAT

VAT for this property is **€962,828** or **€1,159,000**. 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 ovnensos		Nama
		Price per SOM	€9 342.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€6 100 000 on Mar 7, 2025





















