

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

Covered Area	678
Covered Veranda	206
Uncovered Veranda	298
Energy Efficiency	A

Plot / Area Info

Plot area **812**

Additional info

Reference Number	235626
Property type	House
Condition	Under Construction
Construction Year	2025
Bathrooms	5+

Amenities

Location

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

Price: €6 300 000 + VAT

VAT for this property is **€1,001,867** or **€1,197,000**. 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	€9 292.00/m²		

Representative: MySpace

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Price change history

€6 300 000 on Mar 7, 2025







