

## 5 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	<b>805</b>
Covered Veranda	<b>209</b>
Uncovered Veranda	<b>284</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **899**

### Additional info

Reference Number	<b>235629</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

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

## Price: €8 100 000 + VAT

VAT for this property is **€1,327,696** or **€1,539,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 062.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€8 100 000 on Mar 7, 2025











