

3 Bedroom House for Sale in Famagusta - Agia Napa

A unique development of 3 beach front ultra-luxury villas Nestled on the sandy shores of the eastern Ayia Napa Marina, these villas offer an exquisite blend of luxury and comfort. Each villa features 3 bedrooms and 3 bathrooms, set on expansive plots spanning from 700 sq. m to 1952 sq. m. Moreover, indulge in the serene ambiance from the private roof gardens, boasting uninterrupted sea panoramas and direct access to the sandy beach. Option for sale individual villa(s) or entire project (land with permits).



Delivery: 16 months.

Property Info

Covered Area	345
Uncovered Veranda	115
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area	700
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	3805
Property type	House
Bathrooms	3
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa Region: **Famagusta**
Coordinates: **34.981891354959 / 33.94739985466**

Price: €3 200 000 + VAT

VAT for this property is **€413,217** or **€608,000**. 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	~€124 600.00	Common expenses	None
		Price per SQM	€9 275.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€3 400 000 on Apr 11, 2025
€3 200 000 on Aug 12, 2025



