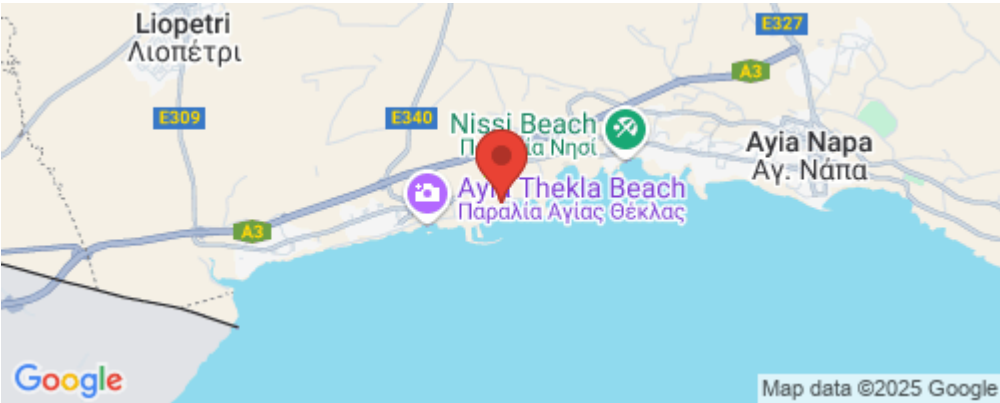


5 Bedroom House for Sale in Famagusta - Agia Napa

A unique development of 4 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 5 bedrooms and 5 bathrooms, set on expansive plots spanning from 562 sq. m to 1897 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

Amenities

- Roof Garden

Location

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

Plot / Area Info

Plot area	617
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	3807
Property type	House
Bathrooms	5+
View	Sea view

Region: **Famagusta**

## Price: €3 650 000 + VAT

VAT for this property is **€471,326** or **€693,500**. 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>~€142 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 580.00/m²</b>		

## Representative: RealDeal Estates

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

## Price change history

€3 650 000 on Apr 11, 2025



