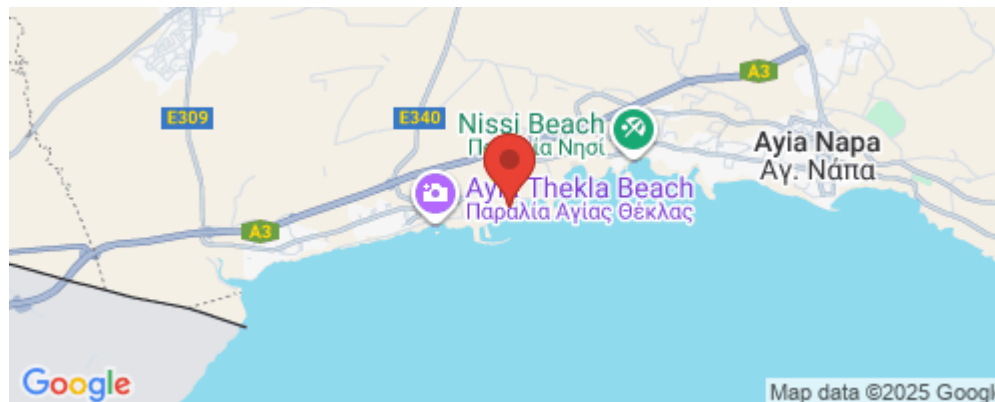


## 3 Bedroom House for Sale in Famagusta - Agia Napa

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	<b>369</b>
Uncovered Veranda	<b>256</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>1952</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3808</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.981363923711 / 33.947432065216**

Region: **Famagusta**

## Price: €3 650 000 + VAT

VAT for this property is **€485,776** 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>€9 892.00/m<sup>2</sup></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

€4 100 000 on Apr 11, 2025  
€3 650 000 on Aug 12, 2025













