

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

This unique 4-bedroom beachfront villa offers direct, unobstructed views of the sea and is situated right in front of a secluded sandy beach — a true coastal paradise.

Key Features:

Designed by professional interior designers with an emphasis on elegance and natural materials
Premium finishes including marble, wooden parquet, and high-end sanitary ware
Equipped with a smart home system, CCTV, and alarm system for comfort and security
Enjoy a private pool, BBQ area, and spacious outdoor dining space — the ultimate Mediterranean lifestyle

Sold fully furnished, including all brand-new furniture, fittings, and appliances.

Internal covered area:...

Property Info		Plot / Area In	fo	Additional info	
Covered Area Furnishing Heating Air Conditioning	250 Furnished Yes Yes	Plot area Pool	462 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	57628 House Pre-Owned 2019 3

## Amenities Location

• Garden Location: Famagusta - Agia Napa Region: Famagusta



Price: €1 950 000 + VAT

VAT for this property is **€206,700** or **€370,500**. 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	Excluded	Title transfer fee	~€74 <b>600.00</b>	Common expenses	None
		Price per SQM	€7 800.00/m²		

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/L	name	SERVICES LTD

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## **Price change history**

€2 500 000 on Apr 26, 2025

€2 350 000 on Apr 30, 2025

€2 500 000 on Jun 4, 2025

€1 800 000 on Aug 1, 2025

€1 950 000 on Sep 4, 2025









