

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

Covered Area **250**
 Furnishing **Furnished**
 Heating **Yes**
 Air Conditioning **Yes**

Plot / Area Info

Plot area **462**
 Pool **Private, Yes**

Additional info

Reference Number **57628**
 Property type **House**
 Condition **Pre-Owned**
 Construction Year **2019**
 Bathrooms **3**

Amenities

- Garden

Location

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	~€74 600.00	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 name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

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

