


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

For sale off plan: This luxury villa offers the perfect blend of comfort and modern design. With an internal space of 345 m2, it features five spacious bedrooms and five elegant bathrooms, providing plenty of room for your family and guests. Built to the highest standards, this home boasts energy efficiency class A, underfloor heating, and a central air conditioning system for year-round comfort. 

Set on a large plot, the property enjoys direct sea frontage and breathtaking sea views. Relax in your private swimming pool or entertain friends in the generous outdoor space. The villa has been designed to make the most of its location, filling every room with natural light and stunning ...

### Property Info

Covered Area	<b>345</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>562</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>26448</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.983217182535 / 33.952461272829**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 275.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€3 400 000 on May 28, 2025

€3 200 000 on Aug 9, 2025





