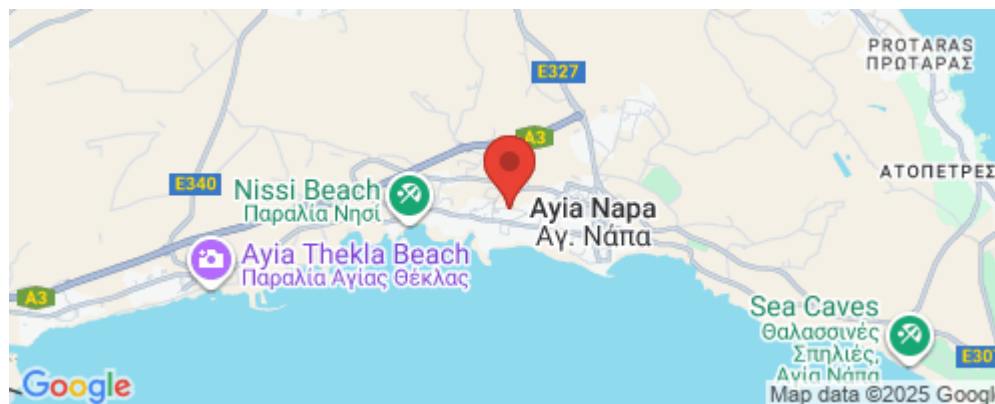


4 Bedroom House for Sale in Famagusta - Agia Napa

Amazing 4-Bedroom Villa with Private Pool and For Sale in Ayia Napa. The property is located in a prestigious residential complex, within walking distance to world-famous Nissi Beach, Makronissos Beach, Ayia Napa Marina, and the town center. Close proximity to various amenities including restaurants, shops, and entertainment facilities.



This project is an exclusive development of eight luxury villas in the heart of Ayia Napa. Each villa features private pools, landscaped gardens, and rooftop terraces. The prime location provides easy access to beaches, the marina, and town amenities, making it ideal for permanent living, holiday use, or investment.

The property consists of a...

Property Info

Covered Area	157
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	327
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	51868
Property type	House
Condition	Brand New
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

Location: Famagusta - Agia Napa
Coordinates: **34.99029507141 / 33.985983328727**

Region: **Famagusta**

Price: €645 000 + VAT

VAT for this property is **€36,276** or **€122,550**. 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	None	Common expenses	None
		Price per SQM	€4 108.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€645 000 on Jun 4, 2025

