

4 Bedroom House for Sale in Famagusta - Agia Napa

Incredible 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 o...

Property Info		Plot / Area Info		Additional info	
Covered Area	157	Plot area	300	Reference Number	51870
Heating	Central Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Brand New
				Bathrooms	3
				View	Sea view

Amenities	Location	Region
• Guest WC	Location: Famagusta - Agia Napa Coordinates: 34.99029507141 / 33.985983328727	Famagusta

Price: €630 000 + VAT

VAT for this property is **€35,432** or **€119,700**. 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 Price per SQM	None €4 013.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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Price change history

€630 000 on Jun 4, 2025



