

## 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

Covered Area	<b>157</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>51870</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

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

Region: **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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 013.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€630 000 on Jun 4, 2025





