

4 Bedroom House for Sale in Famagusta - Agia Napa

Nestled in the heart of Ayia Napa just minutes away from the world renowned and award winning Mediterranean beach Nissi Beach Napa Amaris Villas is a residential gem designed for those who seek refined coastal living. Situated in a privileged location within Ayia Napa s most vibrant resort area only a short distance from the town centre the picturesque fishing harbour and the stunning Makronissos Beach ranked among Europe s best beaches by TripAdvisor and within close reach of the iconic Ayia Napa Marina Napa Amaris is an exceptional investment opportunity. This exclusive development consists of eight luxurious villas with four or five bedrooms each offering a private swimming pool expans...

Property Info

Covered Area	157
Energy Efficiency	C

Plot / Area Info

Plot area	327
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Additional info

Reference Number	VL48158
Property type	House
Bathrooms	3

Amenities

Location

Location: Famagusta - Agia Napa 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	~€22 400.00	Common expenses	None
		Price per SQM	€4 108.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€645 000 on Jun 8, 2025



