

3 Bedroom House for Sale in Famagusta - Agia Napa

Villa for sale within walking distance of the famous sea caves and the purest sea. The project is located just 200 meters from the beach and a short walk from the center of Ayia Napa. At a glance, you will immediately recognize this one-of-a-kind residence. It was designed for the most demanding buyer who demands luxury and originality from his residence. Its stone elements and HPL finishes are in harmony with the surrounding nature, and large windows let in a lot of light. On the vast plot there is a large garden and a private swimming pool. Whether inside or outside the villa, its elevated position provides the most stunning sea views on the island.

Property Info		Plot / Area Inf	io .	Additional info	
Covered Area	246			Reference Number	159930
Furnishing	Furnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	N/A		Covereu, res	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	4

Amenities Location

Location: Famagusta - Agia Napa Region: Famagusta



Price: €1 900 000 + VAT

VAT for this property is €198,805 or €361,000. 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 Exclude	Eveluded	Title transfer fee	Title transfer fee None		None
	Excluded	Price per SOM	€7 724.00/m²	Common expenses	None

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A

Phone: **+35796644888**

Price change history

€1 900 000 on Jun 12, 2025



