4 Bedroom House for Sale in Famagusta - Agia Napa

Luxury Living in the Heart of Ayia Napa – 4-Bedroom Villa with Pool & Roof Garden
Nestled in the very center of Ayia Napa, just a short stroll from the historic Monastery Square and a few steps closer to the glittering coastline, this villa offers the perfect balance between vibrant urban living and private tranquility. Set within an exclusive gated development of only eight detached villas, it provides a rare opportunity to enjoy central Ayia Napa in complete privacy and comfort.
Prime Location
From this home, the best of Ayia Napa is at your doorstep. A Blue Flag sandy beach lies within walking distance, while the town’s eclectic mix of restaurants, shops, and ...

Property Info

Covered Area	**209**
Covered Veranda	**23**
Uncovered Veranda	**120**
Energy Efficiency	**A**

Plot / Area Info

Plot area	**422**
Pool	**Common, Yes**
Parking	**Covered, Yes**

Additional info

Reference Number	**237473**
Property type	**House**
Condition	**Pre-Owned**
Construction Year	**2023**
Bathrooms	**5+**

Amenities

- Parking

Location

Location: Famagusta - Agia Napa Region: **Famagusta**

Price: €1 500 000 + VAT

VAT for this property is **€134,282** or **€285,000**. 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	**Excluded**	Title transfer fee	**~€56 600.00**	Common expenses	**None**
		Price per SQM	**€7 177.00/m²**		

Representative: MySpace

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License number	**1047**	Legal name	**MYSPACE Real Estate/ A.SP.Thinkrealty ltd**

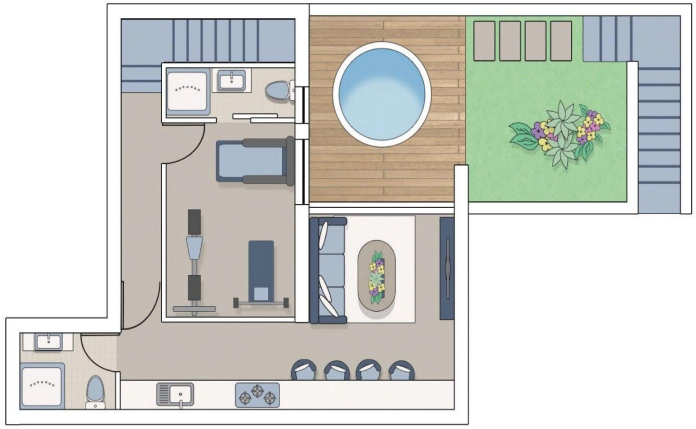
Phone: **+35795129336, +35799409010**

Price change history

€1 500 000 on Jun 18, 2025

Ground Floor Plan

Lower Floor Plan



Roof Garden Plan