

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: €1 350 000 + VAT

VAT for this property is **€120,854** or **€256,500**. 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	~€50 600.00	Common expenses	None
		Price per SQM	€6 459.00/m²		

Representative: MySpace

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Price change history

€1 500 000 on Jun 18, 2025
 €1 350 000 on Feb 27, 2026















Ground Floor Plan



Lower Floor Plan



Roof Garden Plan

