

## 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	<b>209</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>120</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>422</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237473</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 459.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

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







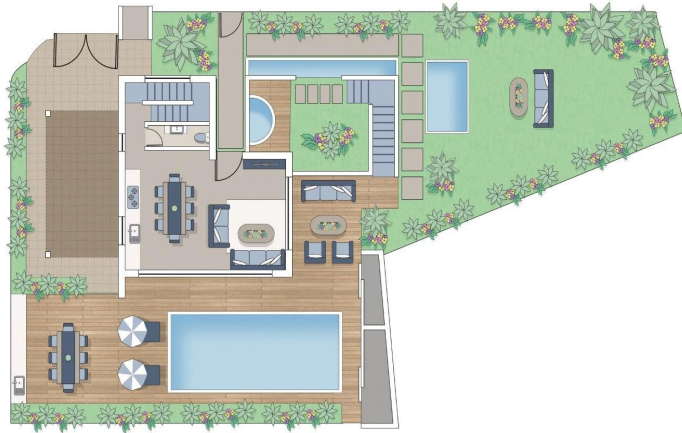




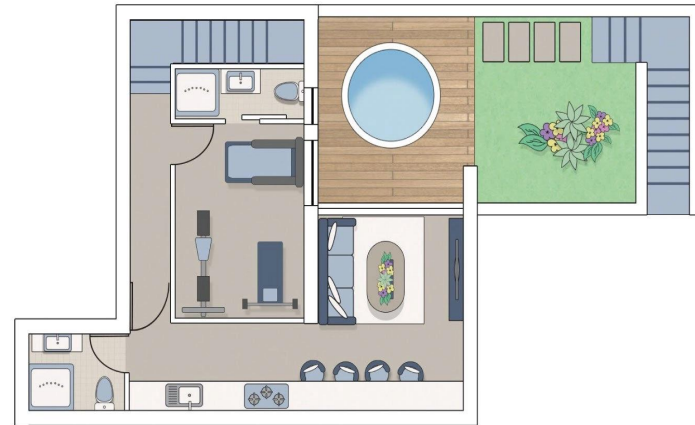




Ground Floor Plan



Lower Floor Plan



Roof Garden Plan

