

## 4 Bedroom House for Sale in Famagusta - Agia Napa

This stunning four-bedroom villa is located in the heart of Ayia Napa, just minutes from the famous Nissi Beach and within walking distance to the town center, picturesque fishing harbor, Makronissos Beach, and the upcoming Ayia Napa Marina. X

Set within an exclusive development of eight luxury homes, the villa offers elegant coastal living with a private swimming pool, beautifully landscaped garden, and a spacious rooftop terrace—perfect for enjoying Cyprus's year-round sunshine and sea views.

Designed for comfort and modern Mediterranean style, the villa features generous living areas, high-quality finishes, and thoughtful details throughout. Whether you're seeking...

### Property Info

Covered Area	<b>157</b>
Covered Veranda	<b>32</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>327</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7178</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

Amenities	Location	
• Roof Garden	<b>Location:</b> Famagusta - Agia Napa Coordinates: <b>34.990241896966 / 33.985980767954</b>	<b>Region: Famagusta</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€22 400.00</b> <b>€4 108.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€645 000 on Jun 26, 2025







## PLANS

VILLA TYPE B

