

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

Impressive luxury villa of 300 m2 for sale in Agia Napa, Famagusta on a plot of 900 m2. The villa is located in a prestigious private residential area, providing the perfect combination of comfort, privacy and a high standard of living. On the ground floor there is a spacious living room, a large open—plan kitchen, a dining area and two cozy bedrooms – ideal for a family stay or a reception. There are three more bedrooms on the second level, providing enough space for a large family or guest accommodation. One of the main advantages of this villa is the roof garden, located on the third level, overlooking the sea — an ideal place for outdoor recreation and pleasant evenings in a...

### Property Info

Covered Area	<b>400</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>156251</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

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

## Price: €3 000 000 + VAT

VAT for this property is **€412,500** or **€570,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 500.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€3 000 000 on Jun 26, 2025

