

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

Luxurious Four-Bedroom Villa with Swimming Pool for Sale in Ayia Napa, Famagusta. The property is located in eastern Ayia Napa center, along the beachfront coastline of the sculpture park. Wake with the rhythmic sounds and sweet fragrance of the Mediterranean waves, to a vista stretching from the dramatic Cape Greco cliffs to the vibrant Ayia Napa harbor. Close to amenities such as shops, cafes, restaurants and recreational activities, turning each visit into a fun and unforgettable memory. Only a 15-minute drive to Paralimni with its trendy boutiques, friendly taverns and abundance of other amenities.

Luxurious Villa for Sale, in Ayia Napa, Famagusta Area. The property is an elega...

### Property Info

Covered Area **157**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **300**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **52269**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Famagusta - Agia Napa      Region: **Famagusta**  
**Coordinates:** **34.990484 / 33.985961**

**Price: €630 000 + VAT**

VAT for this property is **€35,432** or **€119,700**. 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>€4 013.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€630 000 on Jul 5, 2025







