

## 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		Plot / Area Info		Additional info	
Covered Area	<b>157</b>	Plot area	<b>300</b>	Reference Number	<b>52269</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Famagusta - Agia Napa Coordinates: <b>34.990484 / 33.985961</b>	<b>Famagusta</b>

## 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 Price per SQM	<b>None</b> <b>€4 013.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<a href="mailto:info@kalogirourealestate.com">info@kalogirourealestate.com</a>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€630 000 on Jul 5, 2025





