

4 Bedroom House for Sale in Famagusta District

For sale is a stunning detached villa, completed in 2023, offering the perfect blend of modern design and comfortable living. With an internal space of 192 m2, this spacious home features four bright bedrooms and six contemporary bathrooms, ideal for families or those who enjoy having extra room for guests.



This villa boasts a private swimming pool and a city view, allowing you to relax or entertain in style. Inside, the high-end finishes and open-plan living areas create a welcoming atmosphere throughout. The property is within easy reach of local amenities, making daily life convenient and enjoyable.

Located in the vibrant area of Ayia Napa, you will be close to beautiful ...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|----------------------|--|----------------|------------------|-----------|
| Covered Area | 192 | Plot area | 408 | Reference Number | 19914 |
| Heating | Central Heating, Yes | Pool | Yes | Property type | House |
| Air Conditioning | All rooms, Yes | Parking | Uncovered, Yes | Condition | Brand New |
| | | | | View | City view |
| Amenities | | Location | | | |
| • Guest WC | | Region: Famagusta | | | |
| | | Coordinates: 34.983876452512 / 33.999198145435 | | | |

Price: €980 000 + VAT

VAT for this property is **€79,013** or **€186,200**. 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 104.00/m² | | |

Representative: Purple International Real Estate

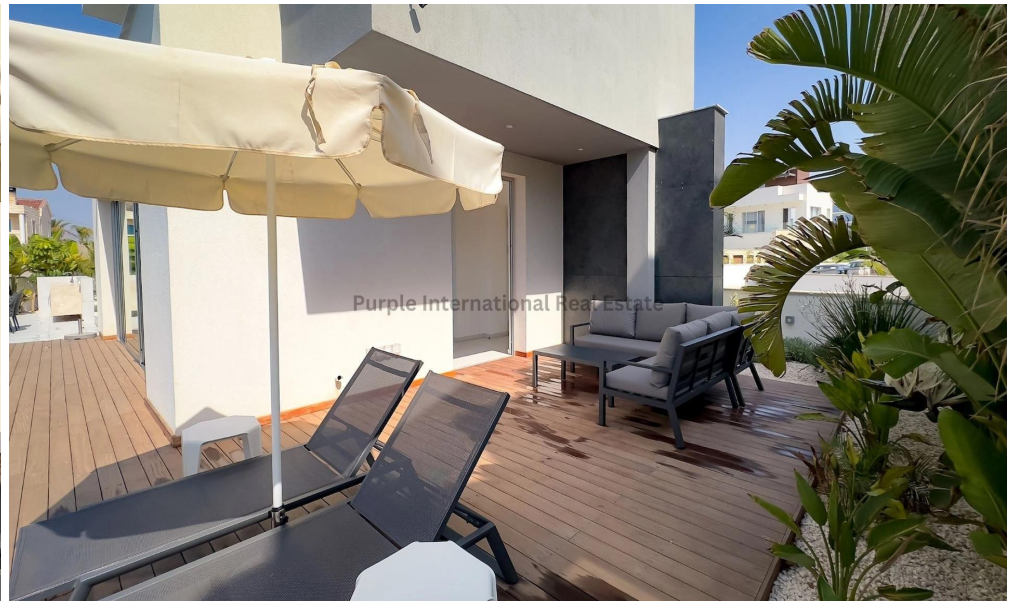
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|---------------------|--------------|------------|------------------------------------|
| Registration number | 1052 | Email | info@purpleinternational.eu |
| License number | 512/E | Legal name | A.A. Purple Real Estate Ltd |
| Phone: +35723811058 | | | |

Price change history

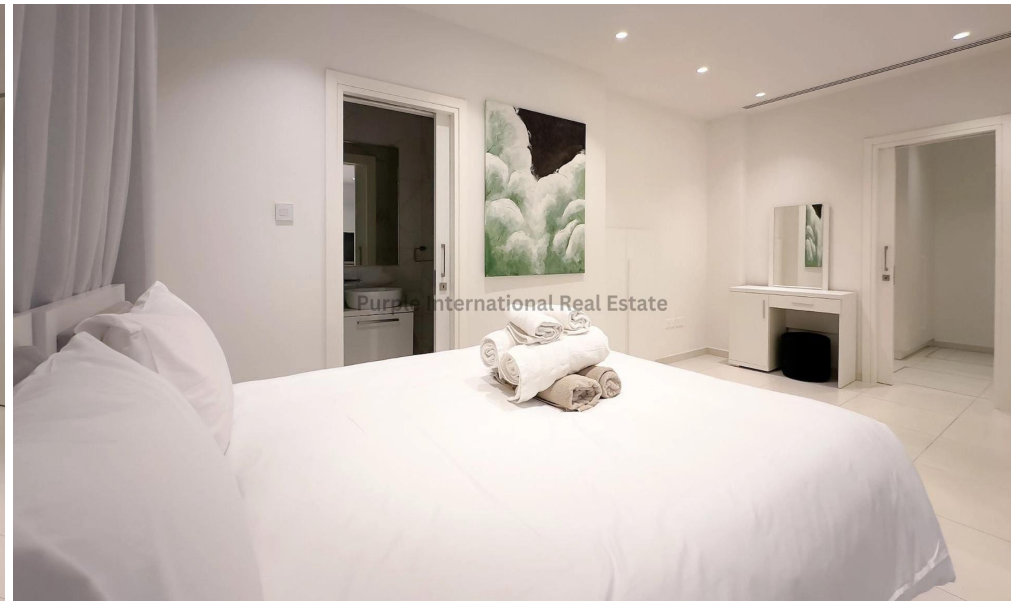
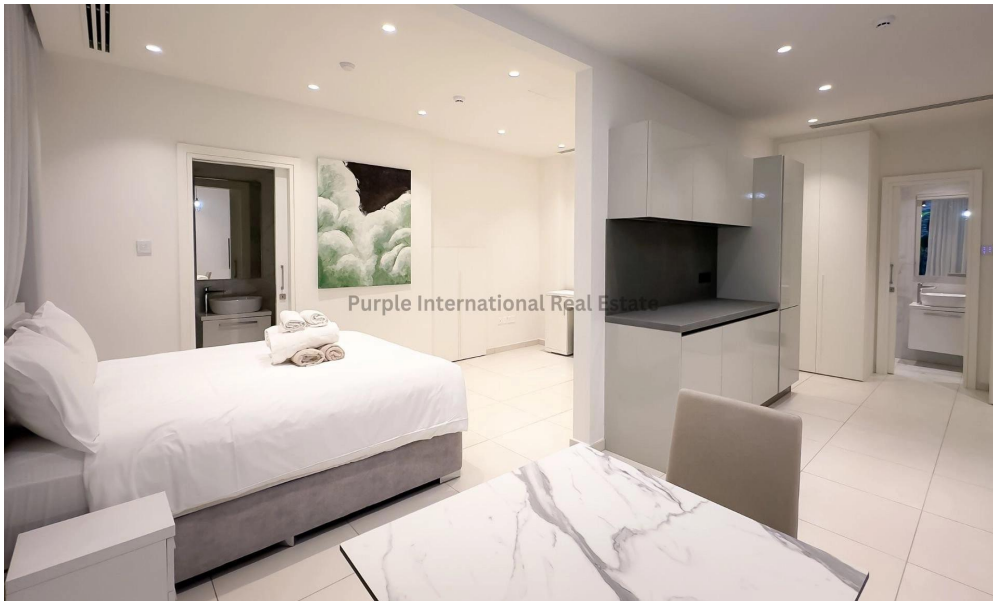
€980 000 on Jul 10, 2025

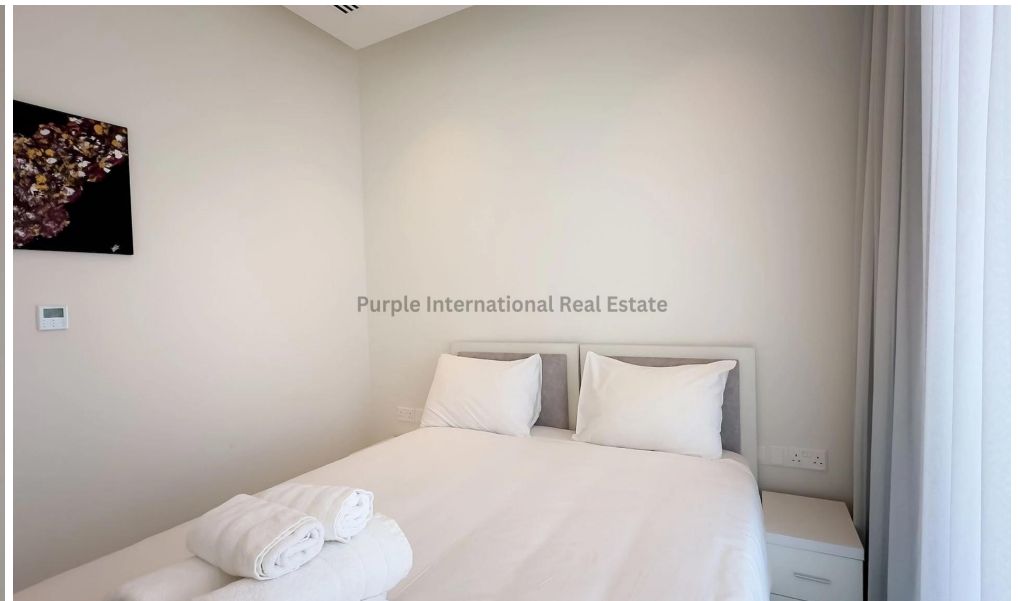
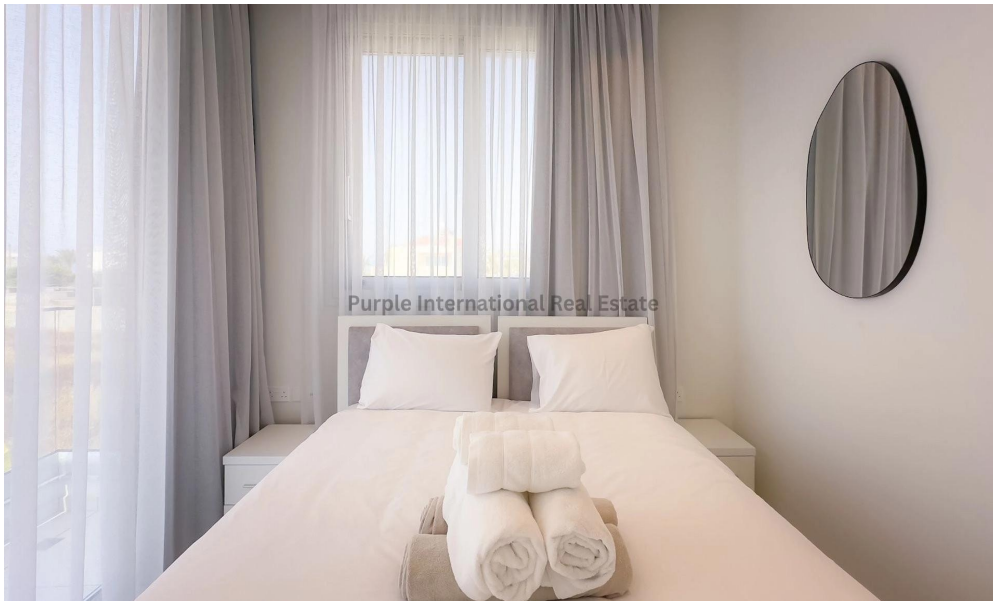






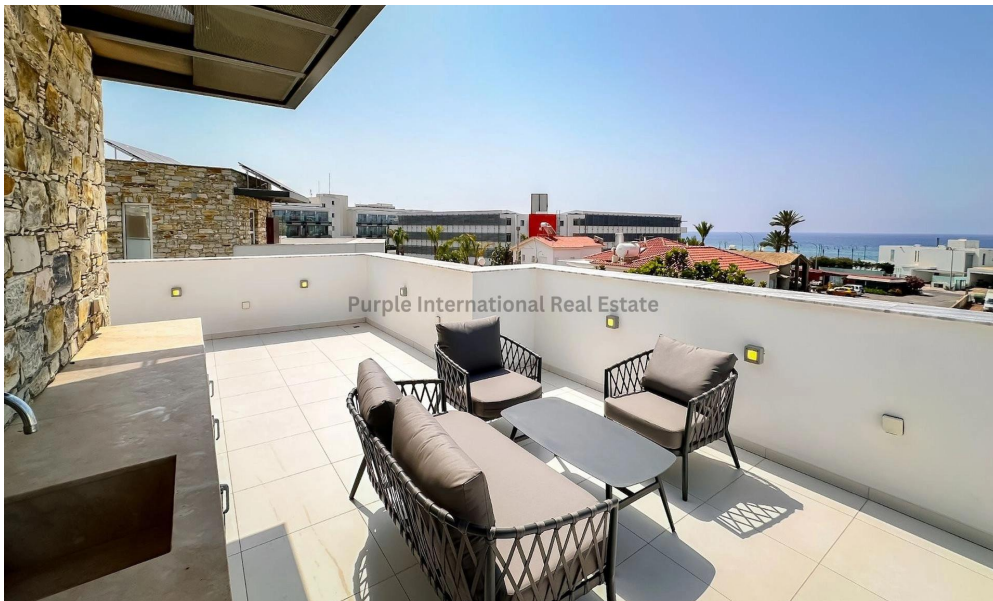
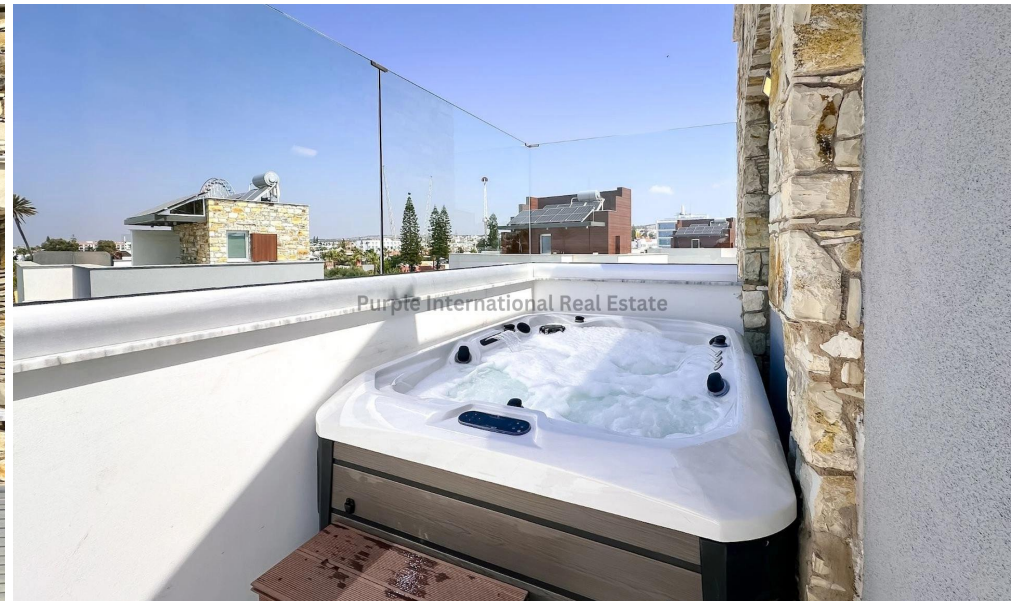
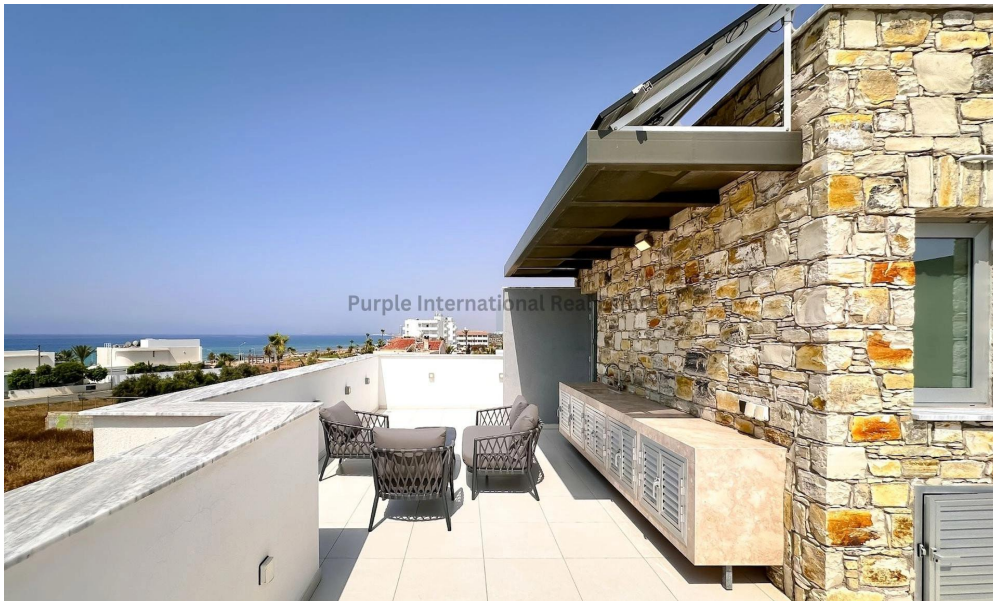




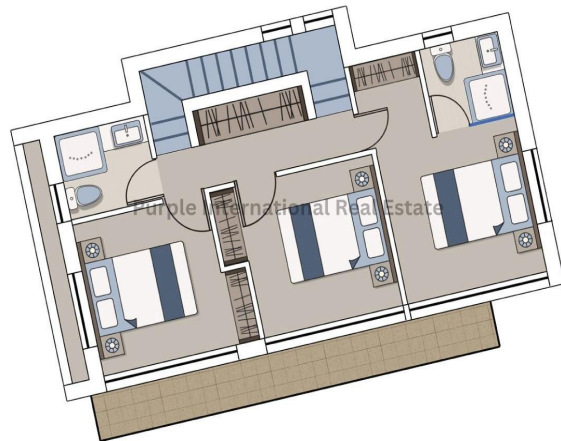








First Floor Plan



Roof Garden Floor Plan

