

4 Bedroom House for Sale in Famagusta District

Nestled in the heart of Ayia Napa, just a short stroll from the famous Monastery Square and only moments from the sea, this elegant villa is part of an exclusive gated development consisting of just eight luxurious homes. It offers the privacy and comfort of a detached residence combined with the convenience of a prime central location.



Balancing the energy of Ayia Napa’s vibrant resort lifestyle with the tranquility of your own retreat, this property allows you to enjoy the best of both worlds. Everything you need is within walking distance—from beautiful Blue Flag sandy beaches and daily amenities to a wide selection of restaurants, cafes, and entertainment venues that make t...

Property Info

Covered Area	186
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	415
Pool	Yes

Additional info

Reference Number	19916
Property type	House
Condition	Pre-Owned
View	Sea view

Amenities

- Guest WC

Location

Region: **Famagusta**
Coordinates: **34.98410011848 / 33.999276494552**

Price: €980 000 + VAT

VAT for this property is **€75,555** 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	~€35 800.00	Common expenses	None
		Price per SQM	€5 269.00/m²		

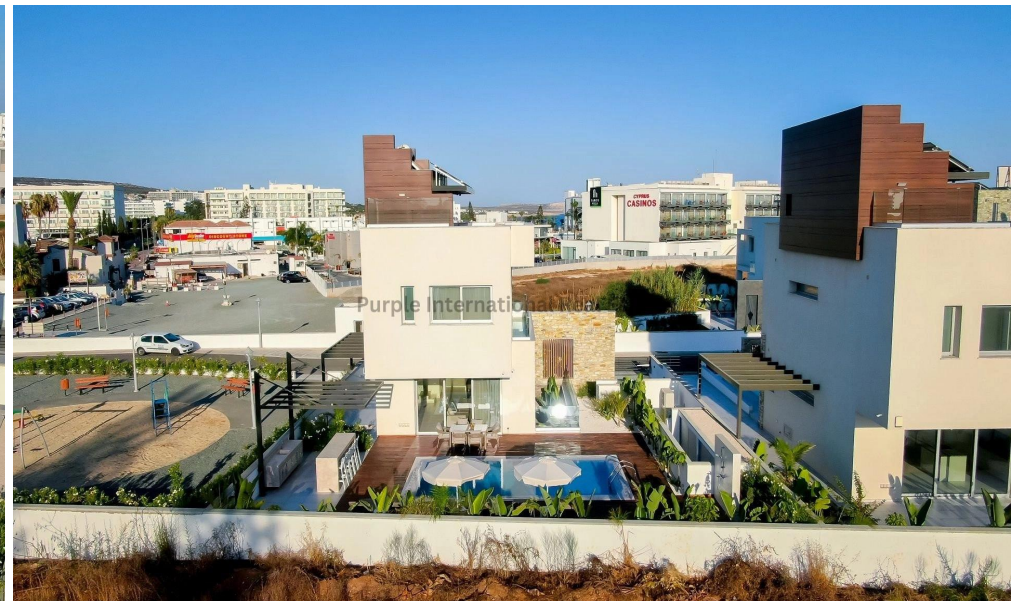
Representative: Purple International Real Estate

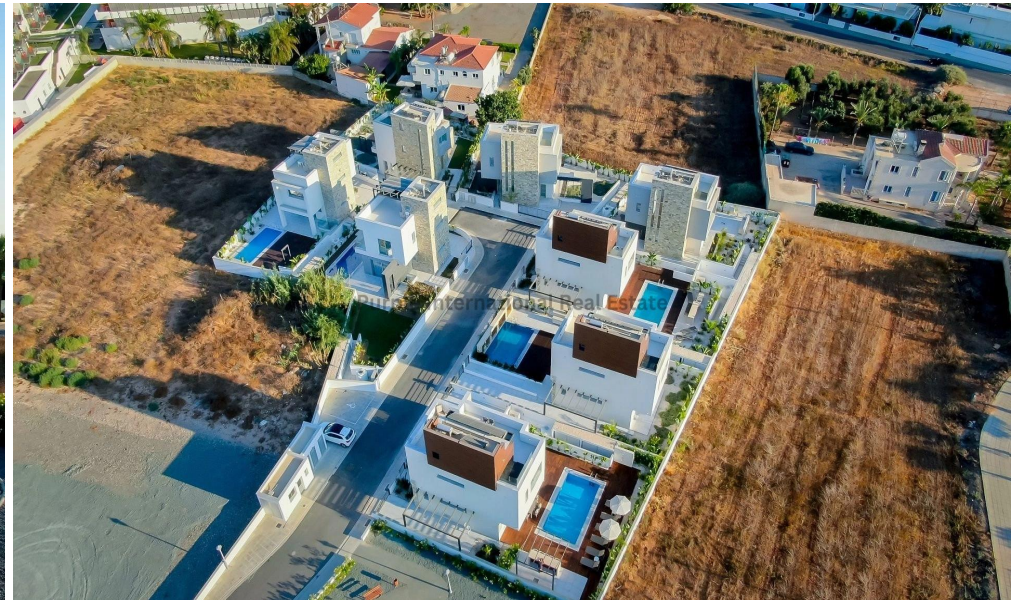
Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

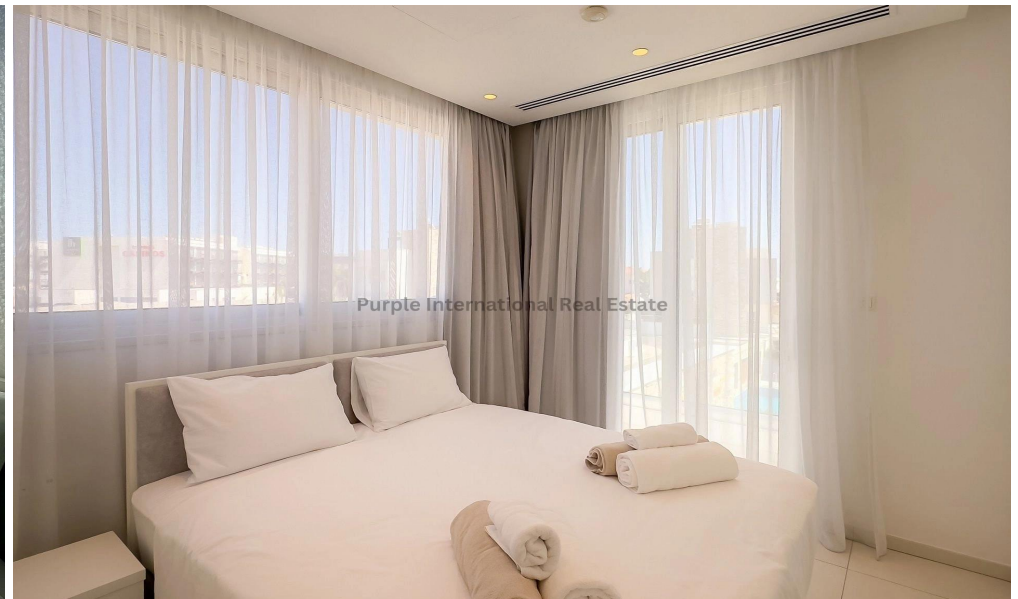
€980 000 on Jul 10, 2025

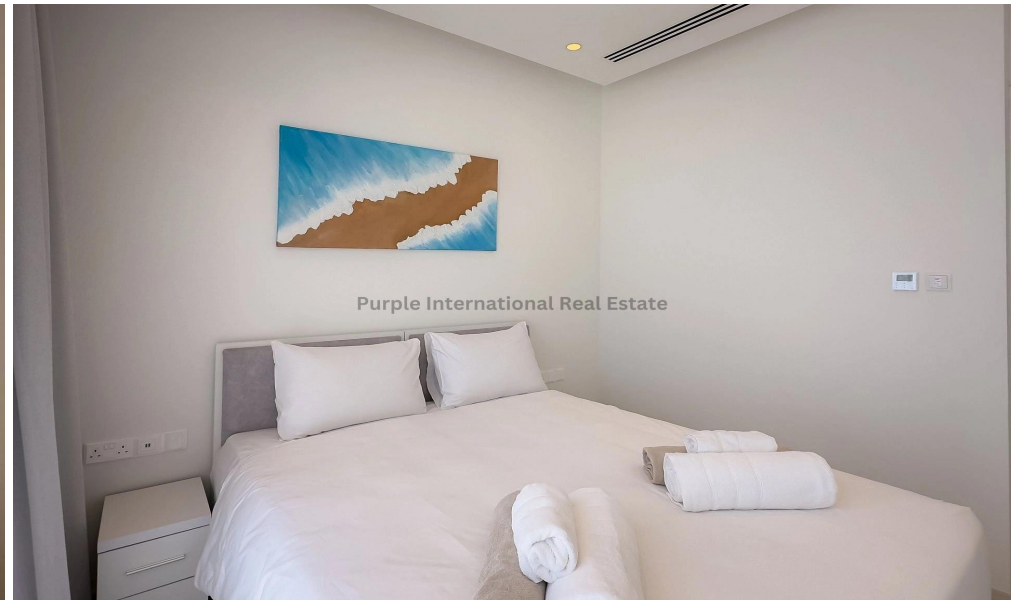


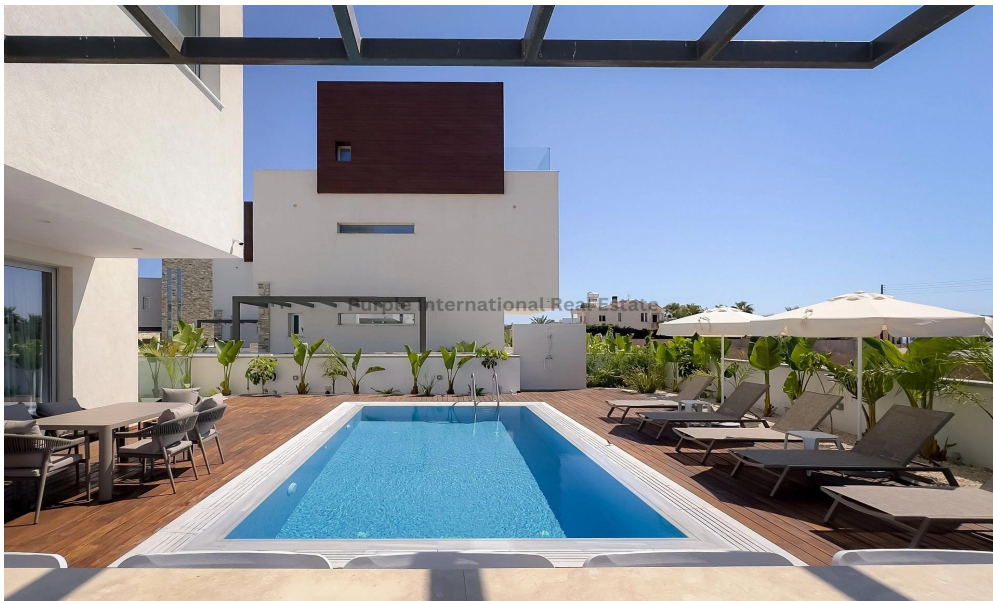


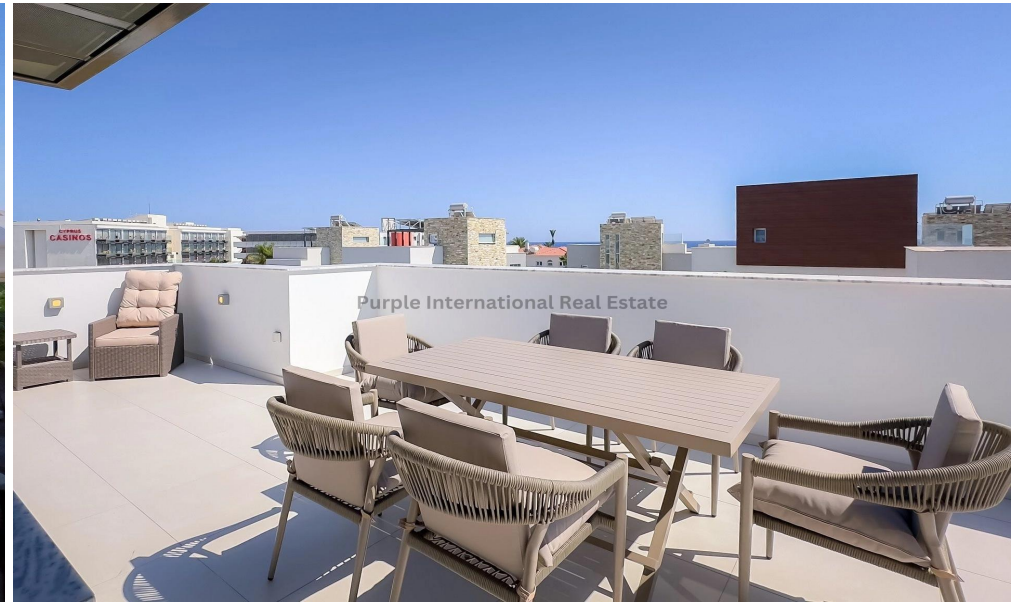
















First Floor Plan

