

4 Bedroom House for Sale in Famagusta District

For sale is a modern detached villa in the heart of Ayia Napa, offering comfortable living in a vibrant and sought-after area. This spacious resale property was built in 2023 and features 186 m2 of internal space. With four generously sized bedrooms and six bathrooms, there is plenty of room for the whole family or entertaining guests.



The villa is designed for modern living, with bright interiors and high-quality finishes throughout. Step outside to enjoy a private swimming pool, ideal for relaxing or hosting gatherings in the privacy of your home. The property also includes ample outdoor space for sunbathing, dining, or gardening.

Ayia Napa is known for its lively atmosphe...

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	19917
Property type	House
Condition	Pre-Owned

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.

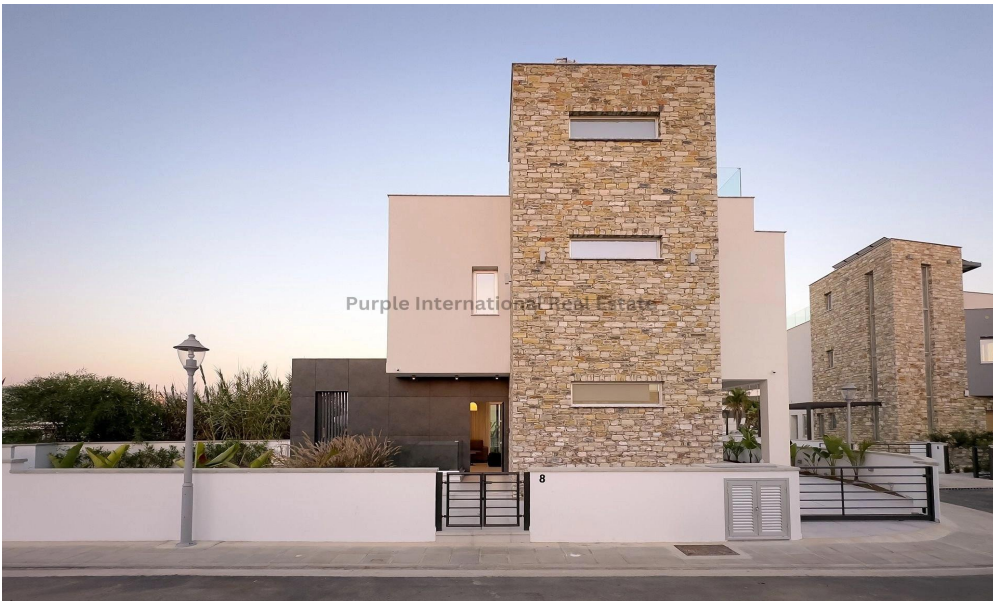
VAT	Excluded	Title transfer fee	~€35 800.00	Common expenses	None
		Price per SQM	€5 269.00/m²		

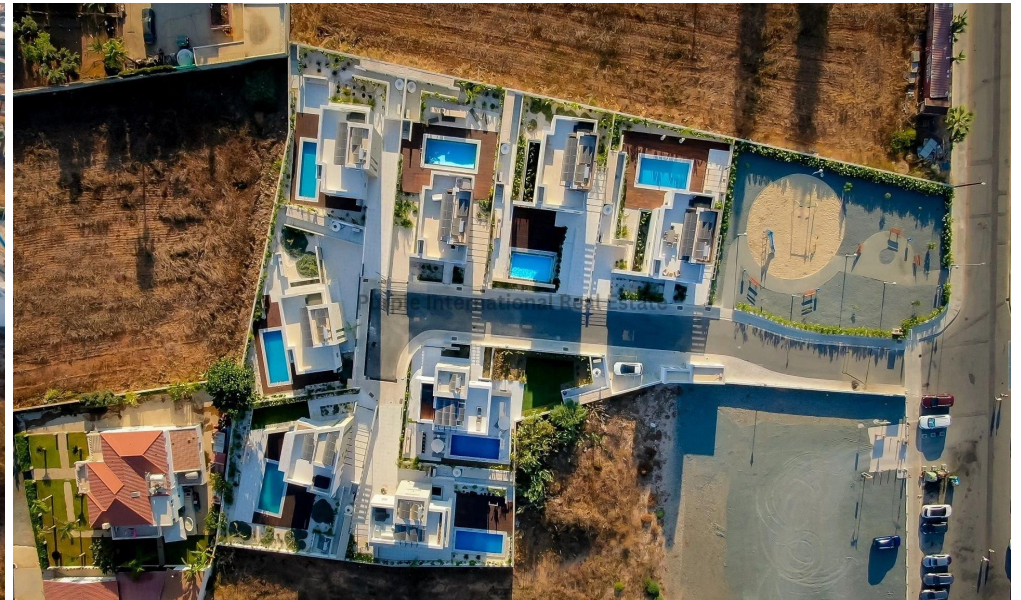
Representative: Purple International Real Estate

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Price change history

€980 000 on Jul 10, 2025

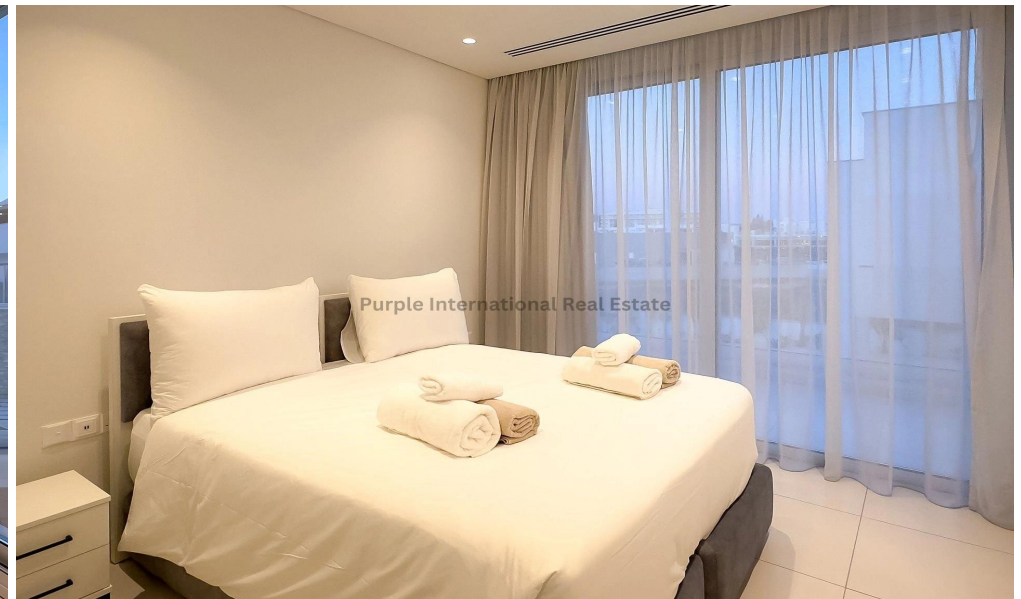




















First Floor Plan

