

4 Bedroom House for Sale in Famagusta - Agia Napa

Located on the western edge of a prestigious seaside development, this luxurious 4-bedroom villa offers the ultimate in Mediterranean living. Just  steps from a crescent-shaped beach, the property combines refined sophistication with contemporary comfort in a secure, resort-style setting.

The villa features spacious open-plan interiors, lush landscaped gardens, and uninterrupted views of the sea. High-end materials and premium fixtures are used throughout to ensure a stylish and durable finish. Whether as a permanent home or holiday escape, the villa promises privacy, comfort, and effortless elegance.

Key Features:

- Fully detached 4-bedroom villa with direct beac...

Property Info

Covered Area	614
Covered Veranda	153
Uncovered Veranda	162
Total Number of Floors	2

Plot / Area Info

Plot area	900
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	7656
Property type	House
Condition	Brand New
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa

Coordinates: **34.978840997217 / 33.940587255528**

Region: **Famagusta**

Price: €7 072 000 + VAT

VAT for this property is **€1,101,804** or **€1,343,680**. 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	€11 518.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€7 072 000 on Jul 12, 2025





