


## 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	<b>614</b>
Covered Veranda	<b>153</b>
Uncovered Veranda	<b>162</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>900</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7656</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 518.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€7 072 000 on Jul 12, 2025





