

3 Bedroom House for Sale in Famagusta - Agia Napa

Located on a private island within the marina, this elegant 3-bedroom villa blends modern comfort with stunning marina views. Designed to high standards, it features open-plan interiors, floor-to-ceiling windows, and a private infinity-edge pool.



Highlights:

- En-suite bathrooms
- Open-plan living, high ceilings
- Private berth & covered parking
- Infinity pool & landscaped garden
- Smart home system, fully equipped kitchen
- Secure gated island with 24/7 services

Amenities:

- Spa & fitness center
- Serviced beaches & beach clubs
- Restaurants, shops &a...

Property Info

Covered Area	544
Covered Veranda	109
Uncovered Veranda	173
Total Number of Floors	2

Plot / Area Info

Plot area	621
Pool	Yes

Additional info

Reference Number	7663
Property type	House
Condition	Brand New
Bathrooms	4
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa

Coordinates: **34.978032237923 / 33.94350551776**

Region: **Famagusta**

Price: €5 100 000 + VAT

VAT for this property is **€772,125** or **€969,000**. 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.

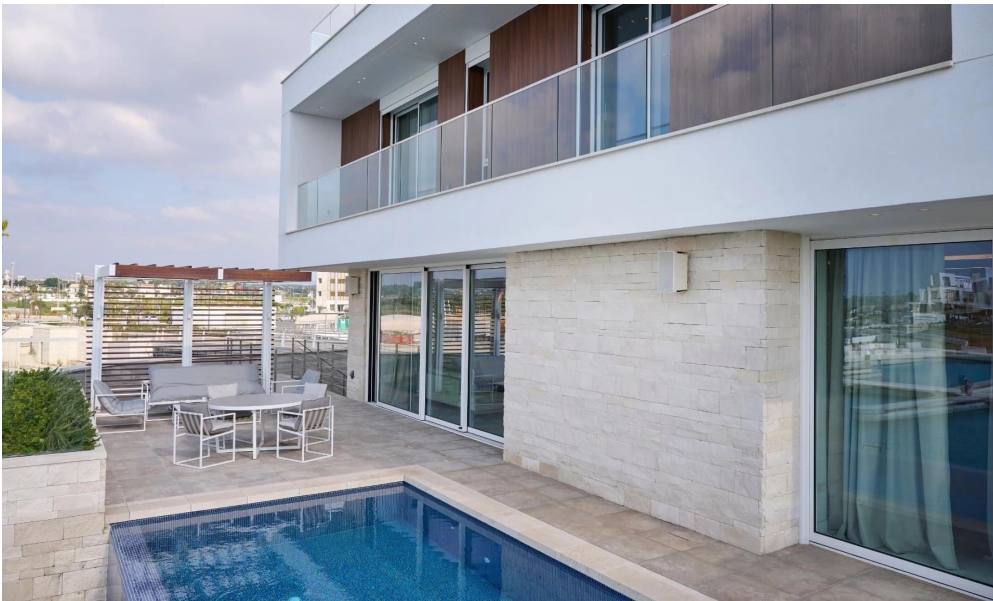
VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€9 375.00/m²		

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

€5 100 000 on Jul 12, 2025

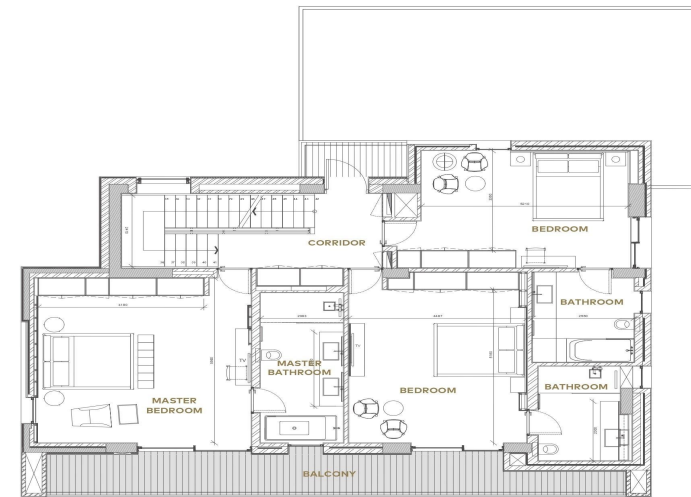






GROUND FLOOR

FIRST FLOOR



LOWER FLOOR

