

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	Plot / Area Info			Additional info
Covered Area	544			Reference Number
Covered Veranda	109	Plot area	621	Property type
Uncovered Veranda	173	Pool	Yes	Condition
Total Number of Floors	2			Bathrooms
				View
				7663
				House
				Brand New
				4
				Sea view

Amenities	Location	
• Roof Garden	Location: Famagusta - Agia Napa Coordinates: 34.978032237923 / 33.94350551776	Region: Famagusta

Price: €5 350 000 + VAT

VAT for this property is **€809,974** or **€1,016,500**. 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 Price per SQM	None €9 835.00/m²	Common expenses	None
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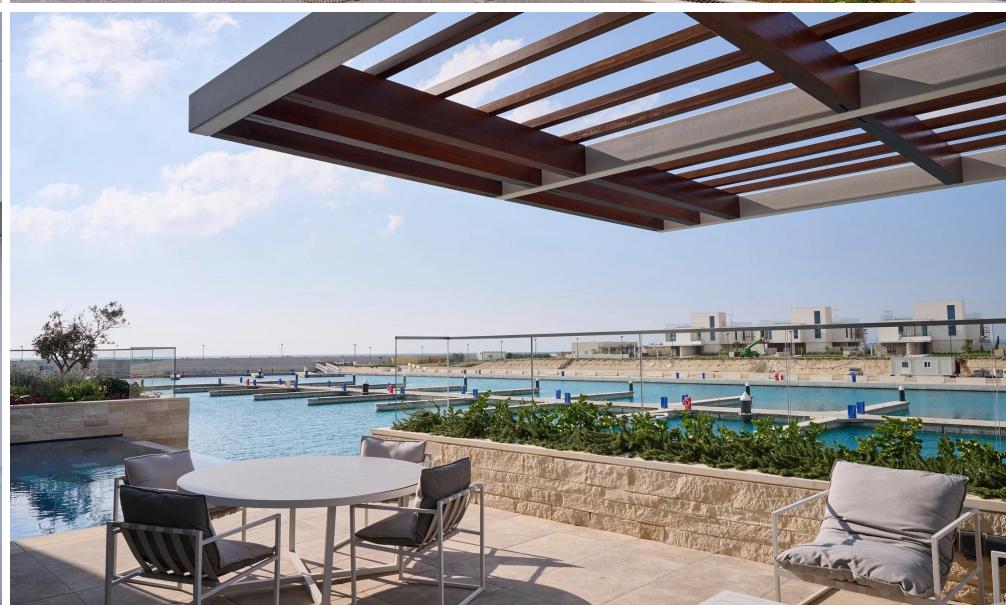
Representative: RealDeal Estates

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

€5 350 000 on Dec 26, 2025

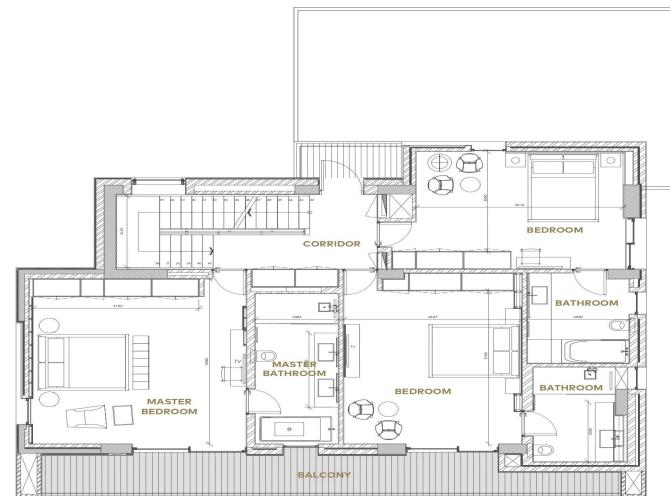






GROUND FLOOR

FIRST FLOOR



LOWER FLOOR

