


### 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	<b>544</b>
Covered Veranda	<b>109</b>
Uncovered Veranda	<b>173</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Plot area	<b>621</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>7663</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

#### Amenities

- Roof Garden

#### Location

**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.

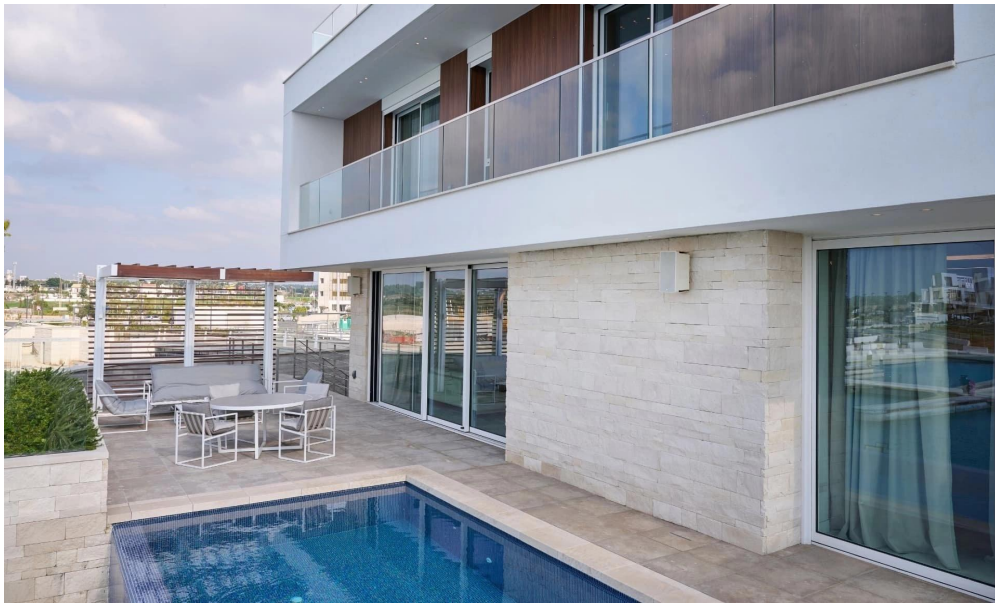
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 835.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

## Price change history

€5 100 000 on Jul 12, 2025  
 €5 350 000 on Dec 26, 2025

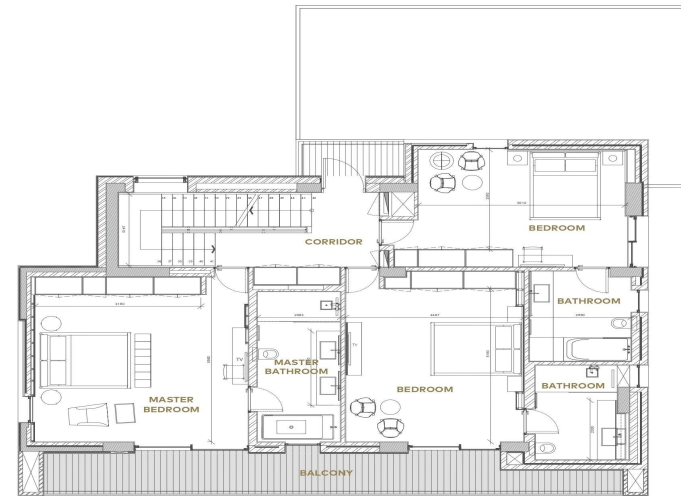






GROUND FLOOR

FIRST FLOOR



LOWER FLOOR

