

## 4 Bedroom House for Sale in Famagusta - Agia Napa

Located on a private island within the marina, this elegant 4-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	Additional info	
Covered Area	652			Reference Number	7668	
Covered Area	653			Property type	House	
Covered Veranda	187	Plot area	727	, , , , ,		
Uncovered Veranda	213	Pool	Yes	Condition	<b>Brand New</b>	
	213	F 001	163	Bathrooms	5+	
Total Number of Floors	2					
				View	Sea view	

Amenities	Location	
Roof Garden	Location: Famagusta - Agia Napa	Region: Famagusta
	Coordinates: <b>34.978032237923</b> / <b>33.94350551776</b>	



Price: €6 100 000 + VAT

VAT for this property is **€962,828** or **€1,159,000**. 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 <b>Excl</b>	Eveluded	Title transfer fee	Title transfer fee <b>None</b>		Nama
	Excluded	Price per SQM	€9 342.00/m <sup>2</sup>	Common expenses	None

## **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**

€6 100 000 on Jul 12, 2025





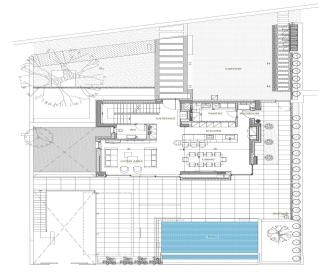




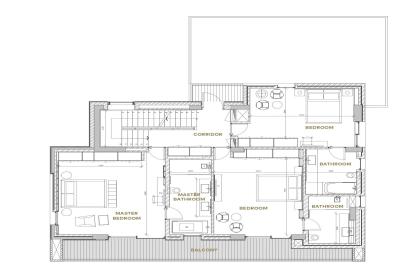




GROUND FLOOR



FIRST FLOOR



LOWER FLOOR

