

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

| | |
|------------------------|------------|
| Covered Area | 678 |
| Covered Veranda | 206 |
| Uncovered Veranda | 298 |
| Total Number of Floors | 2 |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 812 |
| Pool | Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 7670 |
| Property type | House |
| Condition | Brand New |
| Bathrooms | 5+ |
| View | Sea view |

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa

Coordinates: **34.978032237923 / 33.94350551776**

Region: **Famagusta**

Price: €6 300 000 + VAT

VAT for this property is **€1,001,867** or **€1,197,000**. 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.

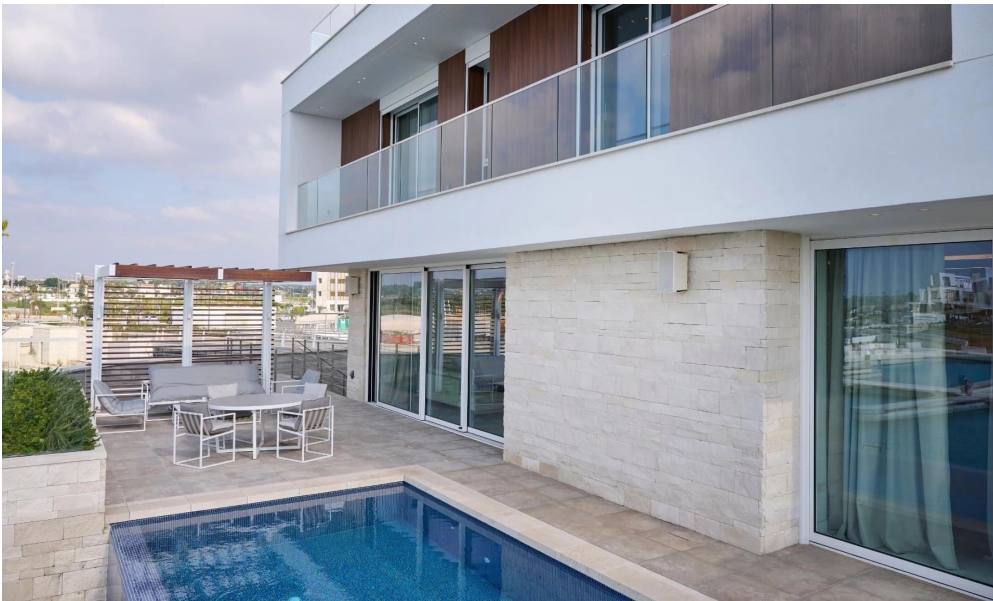
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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €9 292.00/m² | | |

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

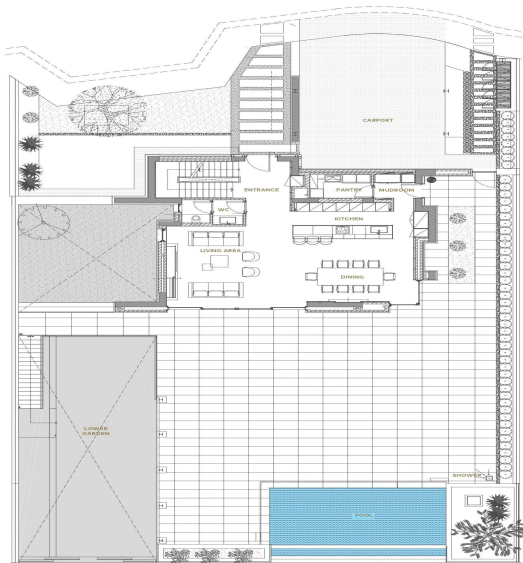
€6 300 000 on Jul 12, 2025



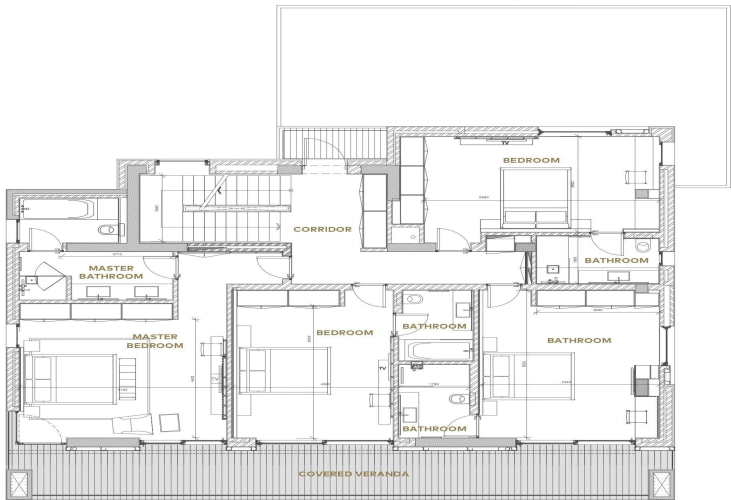




GROUND FLOOR



FIRST FLOOR



LOWER FLOOR

