


## 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           | <b>679</b> |
| Covered Veranda        | <b>209</b> |
| Uncovered Veranda      | <b>306</b> |
| Total Number of Floors | <b>2</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>826</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>7673</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |
| View             | <b>Sea view</b>  |

### 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 **€1,002,155** 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.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 278.00/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

€6 300 000 on Jul 12, 2025

