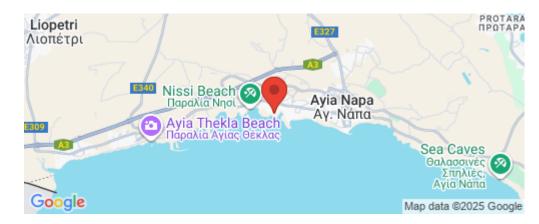


4 Bedroom House for Sale in Famagusta - Agia Napa

Experience the pinnacle of coastal living in this luxurious 4-bedroom beachfront villa in Ayia Napa. Situated just steps from the sea, the villa blends modern elegance with Mediterranean serenity, offering breathtaking views and refined comfort across four levels.



The lower floor includes a peaceful bedroom, a stylish bathroom, a cozy living space, and a convenient storage room. The ground floor features a spacious open-plan kitchen, dining, and living area that flows seamlessly onto an outdoor deck with a private pool, jacuzzi, and lounge — perfect for soaking up the sun and sea breeze. A guest WC completes this level.

Located on the shores of Ayia Napa, this contemporary...

Property Info		Plot / Area Info		Additional info	
Covered Area	340			Reference Number	7718
Covered Area	340			Property type	House
Covered Veranda	47	Plot area	834		
Uncovered Veranda	83	Dool	Voc	Condition	Brand New
Uncovered veranda	03	Pool	Yes	Bathrooms	5+
Total Number of Floors	3			Datinoonis	31
	•			View	Sea view

Amenities Location

• Roof Garden Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.986805092814** / **33.976968522134**



Price: €2 935 000 + VAT

VAT for this property is €376,371 or €557,650. 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 Exclu	Evaluded	Title transfer fee Nor	1e Common evnences None
	Excluded	Price per SOM €8	Common expenses None 632.00/m ²

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

€2 935 000 on Jul 16, 2025













