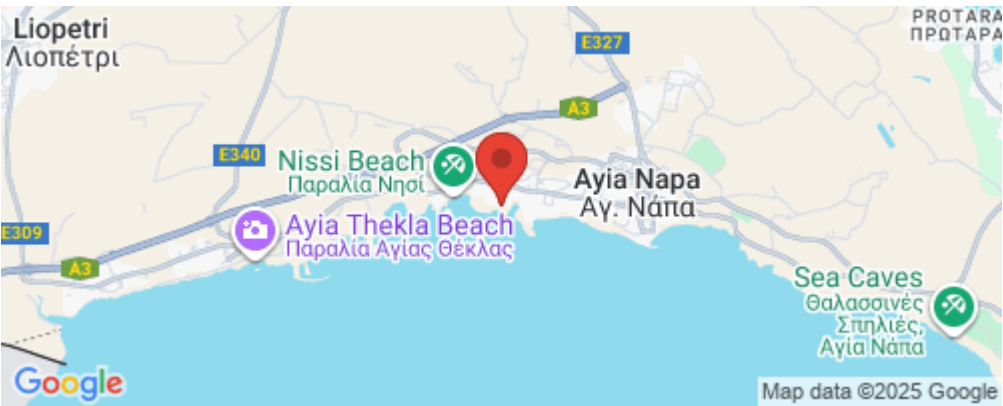


4 Bedroom House for Sale in Famagusta - Agia Napa

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 Veranda	47	Plot area	834	Property type	House
Uncovered Veranda	83	Pool	Yes	Condition	Brand New
Total Number of Floors	2			Bathrooms	5+
				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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 632.00/m²</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

€2 935 000 on Jul 16, 2025











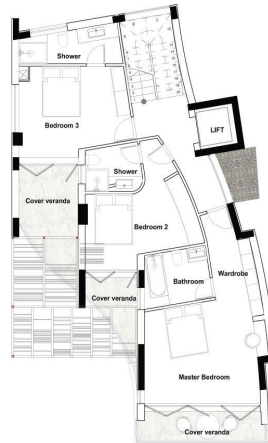




Villa 2 - Lower Level Plan



Villa 2 - First Floor Plan



Villa 2 - Roof Garden Plan

