

## 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

Covered Area	<b>340</b>
Covered Veranda	<b>47</b>
Uncovered Veranda	<b>83</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Plot area	<b>834</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7718</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:** **34.986805092814 / 33.976968522134**

Region: **Famagusta**

## 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/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>
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## Price change history

€2 935 000 on Jul 16, 2025





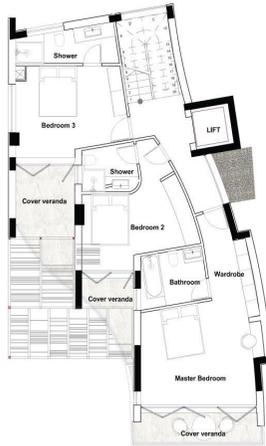




Villa 2 - Lower Level Plan



Villa 2 - First Floor Plan



Villa 2 - Roof Garden Plan

