

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	334			Reference Number	7719
Covered Veranda	33	Plot area	588	Property type	House
Uncovered Veranda	74	Pool	Yes	Condition	Brand New
Total Number of Floors	3			Bathrooms	5+
				View	Sea view

Amenities	Location	
• Roof Garden	Location: Famagusta - Agia Napa Coordinates: 34.986805092814 / 33.976968522134	Region: Famagusta

Price: €2 884 000 + VAT

VAT for this property is **€366,631** or **€547,960**. 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.

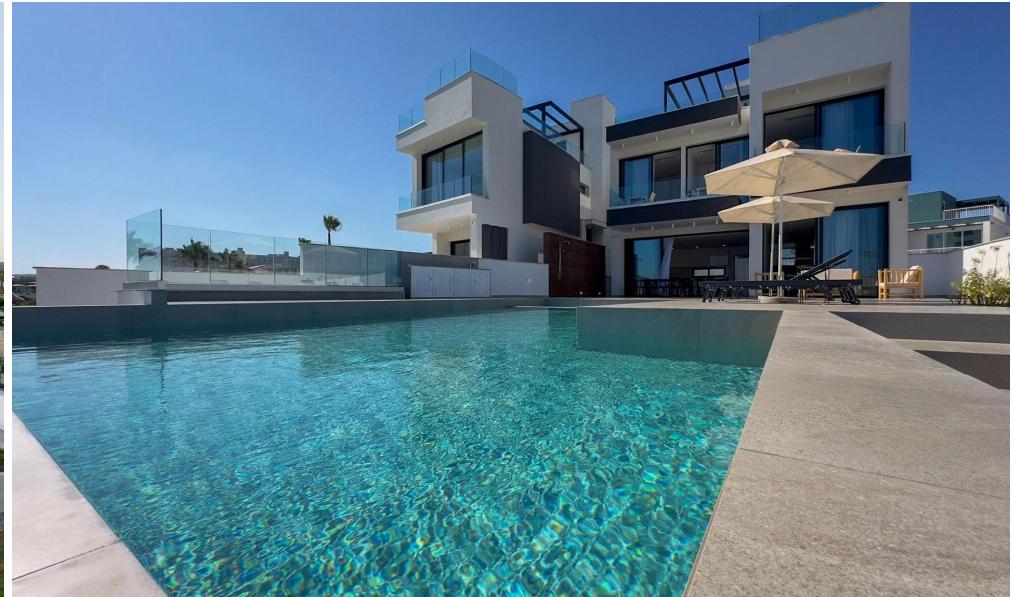
VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 635.00/m²		

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

€2 884 000 on Jul 16, 2025









Villa 1 - Ground Floor Plan



Villa 1 - First Floor Plan



Villa 1 - Roof Garden Plan

