


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	334
Covered Veranda	33
Uncovered Veranda	74
Total Number of Floors	3

Plot / Area Info

Plot area	588
Pool	Yes

Additional info

Reference Number	7719
Property type	House
Condition	Brand New
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

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.

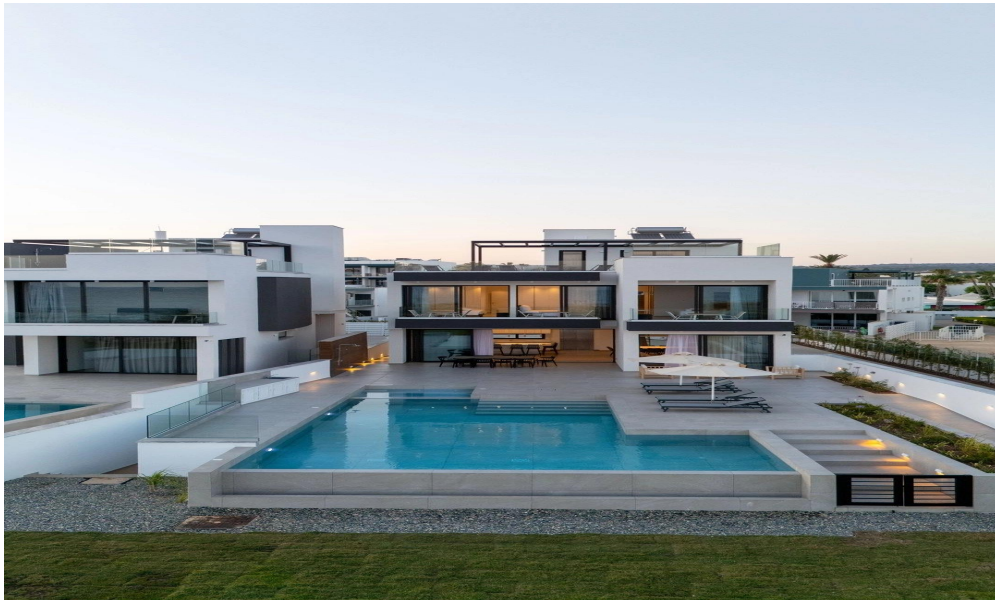
VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 635.00/m²		

Representative: RealDeal Estates

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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

