


3 Bedroom House for Sale in Famagusta - Agia Napa

This villa, which is situated in one of the most picturesque coastal settings between Ayia Napa and Cape Greco, is intended for people who want the whole package: opulent living with the sea nearby, access to the exciting resort's fun amenities, but also a quiet home in a tranquil setting where you can retire at the end of the day to truly unwind. 

The property is located in a residential development where modern design blends with the ocean's timeless beauty. One of the six stunning homes that make up the development, each at their own vast unique plots, the villa is one of the six eye-catching villas that overlooks the turquoise waves at Cape Greco, around 150 meters from the ...

Property Info

Covered Area	254
Covered Veranda	20
Uncovered Veranda	269
Total Number of Floors	2

Plot / Area Info

Plot area	1000
Pool	Yes

Additional info

Reference Number	7728
Property type	House
Condition	Pre-Owned
Construction Year	2019
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa
Coordinates: **34.975632285104 / 34.036320471451**

Region: **Famagusta**

Price: €2 950 000 + VAT

VAT for this property is **€316,602** or **€560,500**. 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	~€114 600.00	Common expenses	None
		Price per SQM	€11 614.00/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

€2 950 000 on Jul 16, 2025



