

## 4 Bedroom House for Sale in Famagusta - Agia Napa

In the heart of Ayia Napa, only a short walk from the monastery square and even closer to the sea, this villa is situated. In a gated development that compromises only eight villas, while offering its owner the privileges of luxurious detached property in a central location.



While making this your home, you can instantly alternate between the excitement of Ayia Napa and the quiet privacy of your own home. Step outside and you will find everything you need and enjoy within walking distance; from a sandy Blue Flag beach, to a variety of amenities for your every day needs, as well as different entertainment hot spots, during day and night.

Designed and constructed to bring the ...

Property Info		Plot / Area Info		Additional info	
Covered Area	204			Reference Number	7739
Covered Veranda	18	Plot area Pool Parking	415 Yes Covered, Yes	Property type	House
Uncovered Veranda	131			Condition	<b>Pre-Owned</b>
<b>Total Number of Floors</b>	2			Construction Year	2023
Furnishing	<b>Furnished</b>			Bathrooms	5+
Air Conditioning	All rooms, Yes			View	Sea view

Amenities Location



Location: Famagusta - Agia Napa

Coordinates: **34.984001045978** / **33.99923086637** 

Region: Famagusta



**Price: €980 000 + VAT** 

VAT for this property is **€85,318** or **€186,200**. 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 ~€35 800.00

Price per SQM €4 804.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€980 000 on Jul 17, 2025



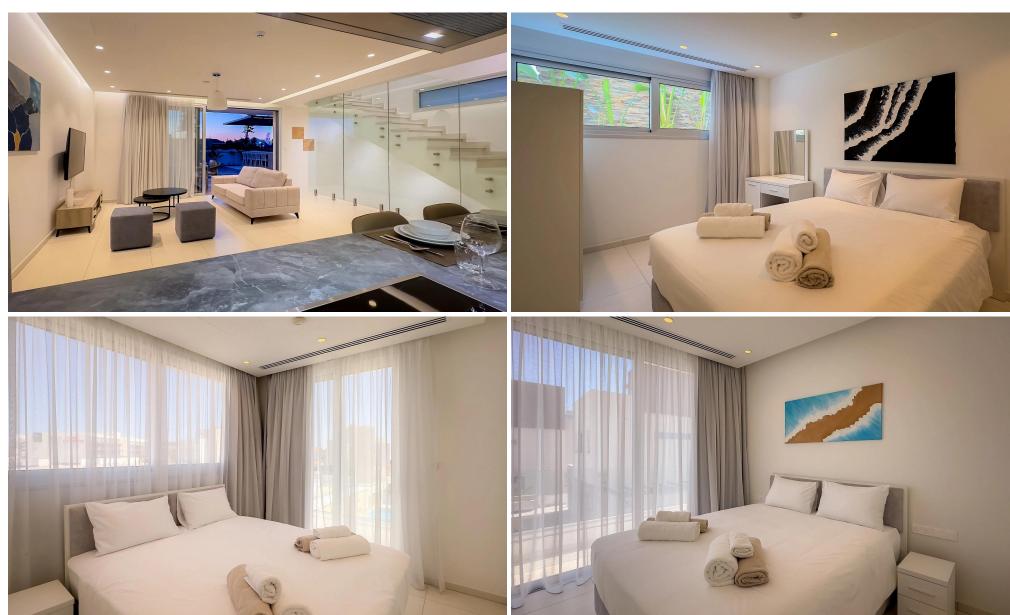






















Nov 29, 2025



Ground Floor Plan



First Floor Plan