

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

Covered Area	204
Covered Veranda	18
Uncovered Veranda	131
Total Number of Floors	2
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	415
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7739
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.984001045978 / 33.99923086637**

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	Common expenses	None
		Price per SQM	€4 804.00/m²		

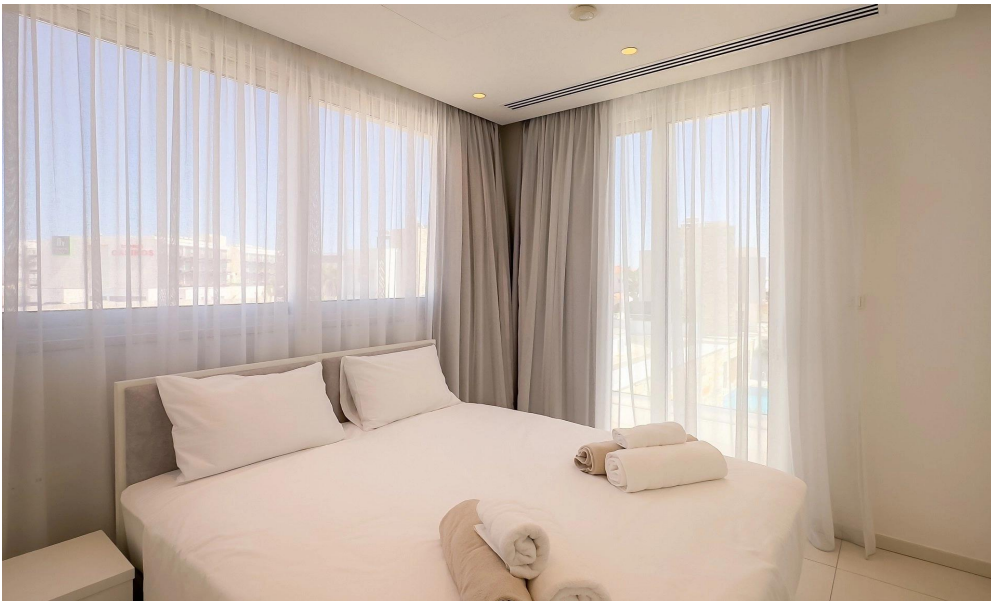
Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

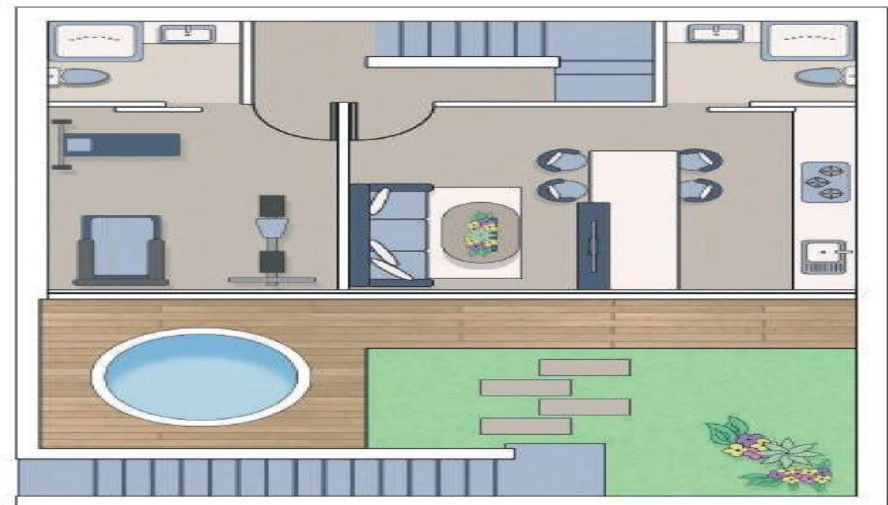
€980 000 on Jul 17, 2025







Lower Floor Plan



Ground Floor Plan



First Floor Plan

