


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

This villa is located in the centre of Ayia Napa, just a short walk from the monastery square and much closer to the sea. In a gated complex of only eight villas, allowing its owner the benefits of a beautiful detached house villa in a central position. 

You may easily switch between the excitement of Ayia Napa and the tranquil serenity of your own house while making this your home. Step outside, and you'll find everything you need and want within walking distance, from a sandy Blue Flag beach to a range of amenities for your daily requirements, as well as many entertainment hotspots, both day and night.

Created and constructed to bring the conceptual architecture to life, ...

### Property Info

Covered Area	<b>209</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>119</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>422</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7741</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Famagusta - Agia Napa  
Coordinates: **34.984001045978 / 33.99923086637**

Region: **Famagusta**

## Price: €980 000 + VAT

VAT for this property is **€87,731** 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	<b>Excluded</b>	Title transfer fee	<b>~€35 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 689.00/m²</b>		

## Representative: RealDeal Estates

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

## Price change history

€980 000 on Jul 17, 2025









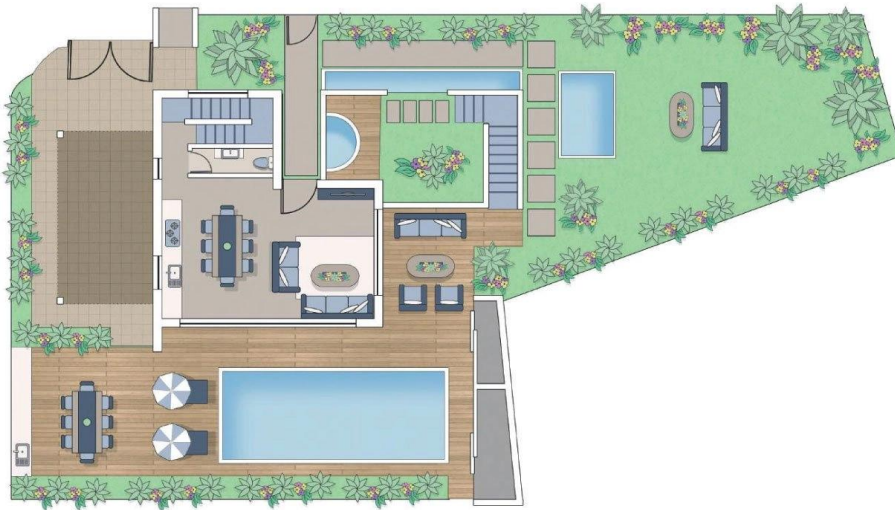








Ground Floor Plan



Lower Floor Plan



Roof Garden Plan



First Floor Plan

