

## 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		Plot / Area Info		Additional info	
Covered Area	209			Reference Number	7741
Covered Veranda	23	Plot area	422 Yes Covered, Yes	Property type	House
Uncovered Veranda	119	Pool		Condition	<b>Pre-Owned</b>
Total Number of Floors	2	Parking		Construction Year	2023
Furnishing Furnish	Furnished			Bathrooms	5+
Air Conditioning	All rooms, Yes			View	Sea view

Amenities Location



**Location:** Famagusta - Agia Napa

Region: Famagusta

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



**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 Excluded

Title transfer fee ~€35 800.00

Price per SQM €4 689.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€980 000 on Jul 17, 2025

























Ground Floor Plan



Lower Floor Plan



Roof Garden Plan



First Floor Plan

