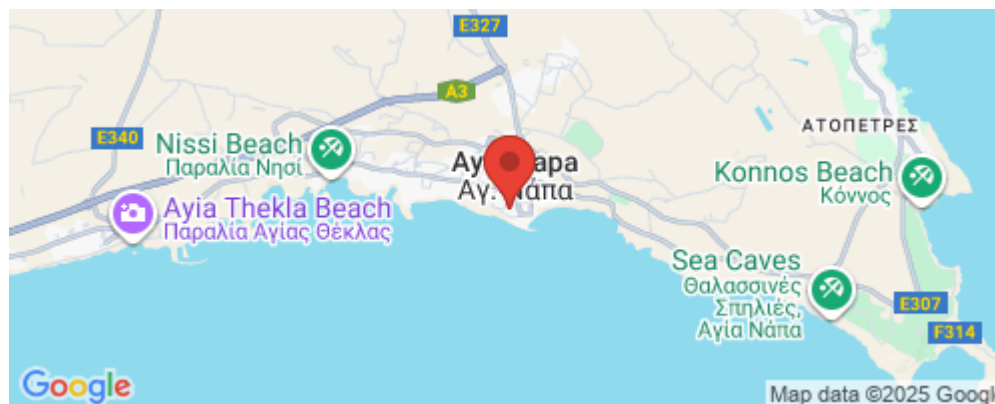


4 Bedroom House for Sale in Famagusta - Agia Napa

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	209
Covered Veranda	23
Uncovered Veranda	119
Total Number of Floors	2
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	422
Pool	Yes
Parking	Covered, Yes

Additional info

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

Amenities

Location

- Roof Garden

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	Common expenses	None
		Price per SQM	€4 689.00/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

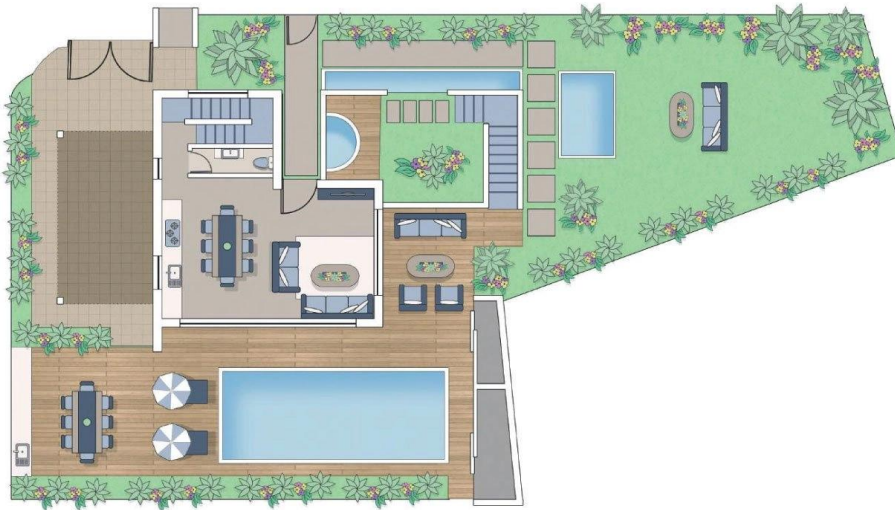








Ground Floor Plan



Lower Floor Plan



Roof Garden Plan



First Floor Plan

