

4 Bedroom House for Sale in Famagusta - Agia Napa

Nestled in the vibrant heart of Ayia Napa, just a short stroll from the historic monastery square and even closer to the sparkling sea, this exclusive villa offers an unparalleled blend of luxury and convenience. Part of a gated enclave of only eight detached residences, this home provides a rare opportunity to enjoy privacy and opulence in a prime central location.



Immerse yourself in the lively energy of Ayia Napa while savoring the serene comfort of your private sanctuary. With a sandy Blue Flag beach, everyday conveniences, and a variety of entertainment hotspots just moments away, everything you need is within walking distance.

Meticulously designed with conceptual arch...

Property Info

Covered Area	209
Covered Veranda	17
Uncovered Veranda	57
Total Number of Floors	2
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	408
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7744
Property type	House
Condition	Brand New
Bathrooms	5+
View	Sea view

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	Excluded	Title transfer fee	None	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
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Price change history

€980 000 on Jul 17, 2025





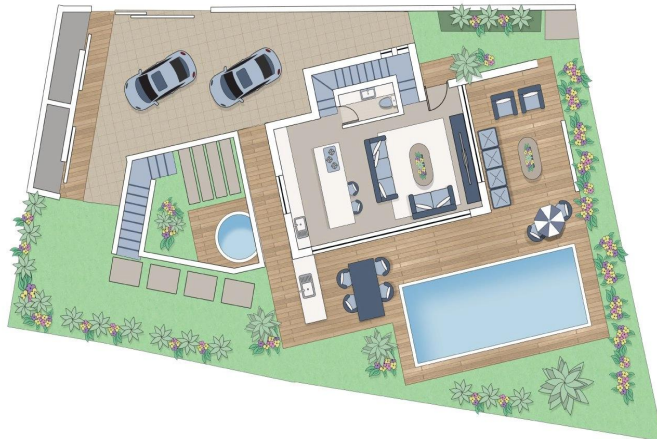




Lower Floor Plan



Ground Floor Plan



First Floor Plan

