

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		Plot / Area Info		Additional info	
Covered Area	209			Reference Number	7744
Covered Veranda	17	Plot area Pool Parking	408 Yes Covered, Yes	Property type Condition	House Brand New
Uncovered Veranda	57				
Total Number of Floors	2				
Furnishing	- Furnished			Bathrooms	5+
Air Conditioning	All rooms, Yes			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	None	Common expenses	None
		Price per SOM	€4 689.00/m ²		None

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





















