

4 Bedroom House for Sale in Famagusta - Agia Napa

This villa is ideally situated in the heart of Ayia Napa, just a short stroll away from the monastery square and even closer to the sea. Nestled within a secure complex of only eight villas, it offers the advantages of a detached house villa in a prime central location.

×

Living in this villa allows you to effortlessly transition between the vibrant energy of Ayia Napa and the serene tranquillity of your own home. Step outside, and you'll discover a wealth of amenities within walking distance. From a beautiful Blue Flag beach to a variety of daily necessities and a plethora of entertainment options that cater to both daytime and nighttime preferences.

Thoughtfully designed a...

Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda	210 24	Plot area	436	Reference Number Property type Condition Construction Year Bathrooms View	7795 House
Uncovered Veranda	74	Pool	Yes		Pre-Owned 2023
Total Number of Floors Air Conditioning	2 All rooms, Yes	Parking	Covered, Yes		5+ Sea view

Amenities	Location		
Roof Garden	Location: Famagusta - Agia Napa	Region: Famagusta	
• Roof Garden	Coordinates: 34.98402741677 / 33.9992415905		



Price: €2 100 000 + VAT

VAT for this property is €189,000 or €399,000. 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 ~€80 600.00

Price per SQM €10 000.00/m²

Common expenses None

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

€2 100 000 on Jul 18, 2025



























