

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

AmenitiesLocation



- Roof Garden

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.98402741677 / 33.9992415905**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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	<b>Excluded</b>	Title transfer fee	<b>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€2 100 000 on Jul 18, 2025









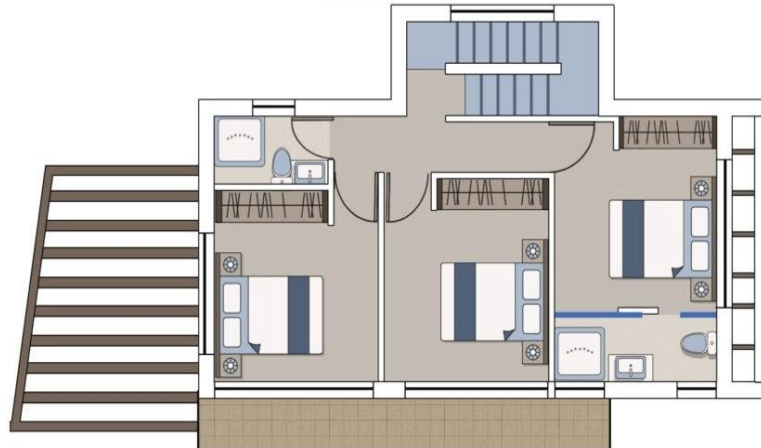
Lower Level Plan



Ground Floor Plan



Firsst Floor Plan



Roof Garden Plan

