

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

Covered Area	210
Covered Veranda	24
Uncovered Veranda	74
Total Number of Floors	2
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	436
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7795
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

Location: Famagusta - Agia Napa
Coordinates: **34.98402741677 / 33.9992415905**

Region: **Famagusta**

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	Common expenses	None
		Price per SQM	€10 000.00/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

€2 100 000 on Jul 18, 2025







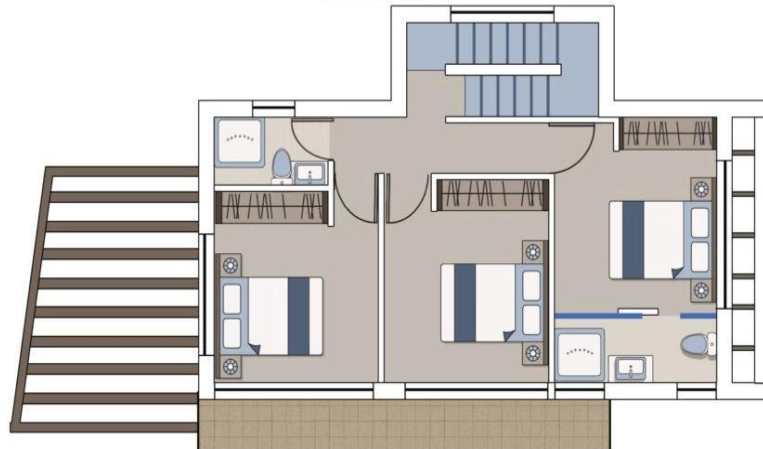
Lower Level Plan



Ground Floor Plan



Firsst Floor Plan



Roof Garden Plan

