

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 a perfect combination of luxury and convenience. As part of a gated community of only eight villas, it provides an exceptional opportunity to enjoy privacy and sophistication in a prime central location.



Experience the dynamic atmosphere of Ayia Napa while indulging in the tranquility of a private retreat. With a sandy Blue Flag beach, essential amenities, and a variety of entertainment options just moments away, everything you need is within easy reach.

Designed with a seamless blend of modern aesthetics and func...

Property Info

Covered Area	217
Covered Veranda	31
Uncovered Veranda	51
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	400
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7800
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	5+
View	Sea view

Amenities

- Roof Garden

Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** 34.984053787553 / 33.99923086637

Region: **Famagusta**

## Price: €1 500 000 + VAT

VAT for this property is **€139,839** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 912.00/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>
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## Price change history

€1 500 000 on Jul 18, 2025







