

## 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	<b>217</b>
Covered Veranda	<b>31</b>
Uncovered Veranda	<b>51</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>400</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

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

### Amenities

- Roof Garden

### Location

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

Region: **Famagusta**

## Price: €1 350 000 + VAT

VAT for this property is **€125,855** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 221.00/m<sup>2</sup></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

€1 350 000 on Dec 2, 2025







