

## 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		Plot / Area Info		Additional info	
Covered Area Covered Veranda Uncovered Veranda Furnishing Air Conditioning	217 31 51 Furnished All rooms, Yes	Plot area Pool Parking	400 Yes Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms View	7800 House Pre-Owned 2023 5+ Sea view

Amenities Location

• Roof Garden Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: 34.984053787553 / 33.99923086637



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 Excluded Title transfer fee  $\sim \le 50 \ 600.00$  Common expenses None Price per SQM  $\le 6 \ 221.00/m^2$ 

## **Representative: RealDeal Estates**

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## **Price change history**

€1 500 000 on Jul 18, 2025 €1 350 000 on Dec 2, 2025











