

3 Bedroom House for Sale in Famagusta - Agia Napa

Seaside Elegance – 3-Bedroom Villa between Ayia Napa & Cape Greco

Set just 150 meters from the turquoise coastline, this contemporary villa presents a rare opportunity to embrace luxury Mediterranean living in one of Cyprus's most iconic seaside destinations. Positioned on a generous private plot within an exclusive residential enclave, it blends modern design, natural beauty, and unmatched tranquility in perfect harmony.

Architecture & Design

Spanning three carefully designed levels, the villa showcases clean architectural lines, floor-to-ceiling French windows, and seamless indoor-outdoor transitions. Natural light fills every corner, enhancing the open-pla...

Property Info		Plot / Area Info		Additional info	
Covered Area	200			Reference Number	238191
Covered Area	289	Plot area	1000	Property type	House
Covered Veranda Uncovered Veranda Energy Efficiency A	i loc area	1000	. , , ,		
		Pool	Yes	Condition	Brand New
	234	Parking Covered ,	Covered Ves	'es Construction Year	2019
	Δ		Covereu, les		
	^			Bathrooms	5+

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• Parking Location: Famagusta - Agia Napa Region: Famagusta



Price: €2 950 000 + VAT

VAT for this property is €346,140 or €560,500. 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 Exclud	Eveluded	Title transfer fee	None	Common ovnoncos	None
	Excluded	Price per SOM	€10 208.00/m ²	Common expenses	None

Representative: MySpace

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Price change history

€2 950 000 on Jul 22, 2025

























































