

3 Bedroom House for Sale in Famagusta - Agia Napa

3-Bedroom Villa with Sea Views – Cape Greco, Ayia Napa

Set just 150 meters from the coastline between Ayia Napa and Cape Greco, this luxurious three-bedroom villa offers a rare opportunity to enjoy contemporary Mediterranean living in one of Cyprus’s most iconic seaside locations. Positioned on a generous private plot within an exclusive residential enclave, the villa combines modern design, premium materials, and unmatched tranquility.

Spanning three levels, the villa features spacious open-plan interiors that are bathed in natural light thanks to expansive French windows. The layout is thoughtfully designed to offer both comfort and sophistication, with seamless indoor...

Property Info

Covered Area	289
Covered Veranda	20
Uncovered Veranda	234
Energy Efficiency	A

Plot / Area Info

Plot area	1000
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	238191
Property type	House
Condition	Brand New
Construction Year	2019
Bathrooms	5+

Amenities

- Parking

Location

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€10 208.00/m²		

Representative: MySpace

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Price change history

€2 950 000 on Jul 22, 2025













