

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

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	Pre-Owned
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	~€114 600.00	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













