

### 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	<b>289</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>234</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>238191</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>5+</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 208.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€2 950 000 on Jul 22, 2025













