

## 6+ Bedroom House for Sale in Famagusta - Agia Napa

This impressive Luxury Villa for sale is located in a prestigious private residential area and offers a perfect blend of luxury, comfort, and privacy. The ground floor features a spacious living room, a large open-plan kitchen, and a dining area. There are also three well-appointed bedrooms on this level, ideal for everyday living or hosting guests. The basement level includes three additional bedrooms, a sauna, a fully equipped fitness room, a small kitchen, and a dedicated walk-in wardrobe/storage room—perfect for extended family or guests. The villa is offered fully furnished and is equipped with underfloor heating, a smart thermostat, air conditioning, professional-grade electrical ...

Property Info		Plot / Area Info		Additional info	
Covered Area	400	Parking	Covered. Yes	Reference Number	155492
Furnishing	Furnished			Property type	House
Energy Efficiency	N/A			Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			Bathrooms	5+

Amenities Location

Location: Famagusta - Agia Napa Region: Famagusta



Price: €4 000 000 + VAT

VAT for this property is €550,000 or €760,000. 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>Exclu</b>	Evaluded	Title transfer fee	None	Common expenses	None
	Excluded	Price per SOM	€10 000.00/m <sup>2</sup>		None

## **Representative: DOM Real Estate**

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License number	338/E	Legal name	N/A

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## **Price change history**

€3 500 000 on Aug 12, 2025 €4 000 000 on Sep 27, 2025









