

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

Covered Area	400
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	155492
Property type	House
Condition	Brand New
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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€10 000.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€3 500 000 on Aug 12, 2025

€4 000 000 on Sep 27, 2025

