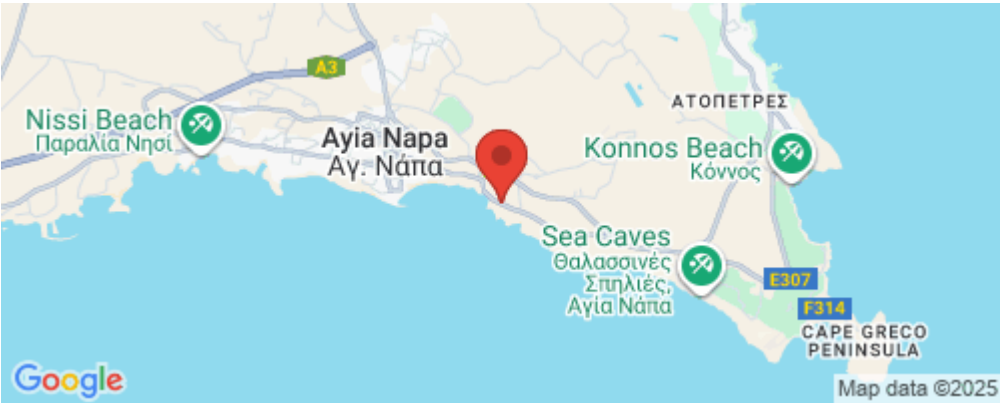


5 Bedroom House for Sale in Famagusta District

Spacious 5-Bedroom Villa with Sea Views & Pool – Just 200m from the Beach in Ayia Napa



Experience the best of coastal living in this stunning 5-bedroom, 6-bathroom villa, perfectly located just 200 metres from the golden sands and crystal-clear waters of Ayia Napa. Set on a generous 1,069m² plot, this exceptional property offers breath-taking sea views, total privacy, and a flexible layout ideal for large families, entertaining guests, or generating high rental income.

Inside, the villa features bright, modern interiors spread across multiple levels. Highlights include a luxurious master suite, spacious living areas, a unique basement suite, and six bathrooms to ensur...

Property Info		Plot / Area Info		Additional info	
Covered Area	238	Plot area	1069	Reference Number	20582
				Property type	House
				Condition	Pre-Owned
				View	Sea view

Amenities	Location
• Guest WC	Region: Famagusta
	Coordinates: 34.981271318397 / 34.020126676956

Price: €850 000 + VAT

VAT for this property is **€86,500** or **€161,500**. 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	~€30 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 571.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
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Price change history

€850 000 on Sep 24, 2025









