

## 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	<b>400</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>178656</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### 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>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€4 000 000 on Sep 30, 2025

