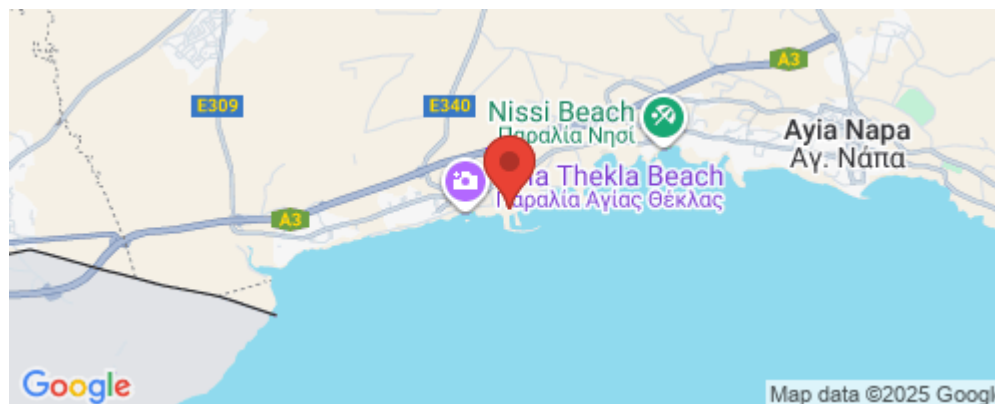


## 5 Bedroom House for Sale in Famagusta - Agia Napa

The villas fan out around a beautiful beach of finely grained sand. These 11 exclusive villas are finished with the finest materials, fittings and fixtures. With floor-to-ceiling windows offering natural light these elegant homes effortlessly combine comfortable indoor and outdoor living. The villas' architecture is a combination of contemporary and traditional expression, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea, they are fully detached and are comprised of four levels – lower level, ground level, first floor...



### Property Info

Covered Area	<b>716</b>
Covered Veranda	<b>134</b>
Uncovered Veranda	<b>157</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>900</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>1738</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Famagusta - Agia Napa    **Region:** Famagusta  
**Coordinates:** **34.97934 / 33.942186**

## Price: €8 337 500 + VAT

VAT for this property is **€1,339,589** or **€1,584,125**. 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>€11 645.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€8 337 500 on Oct 8, 2025



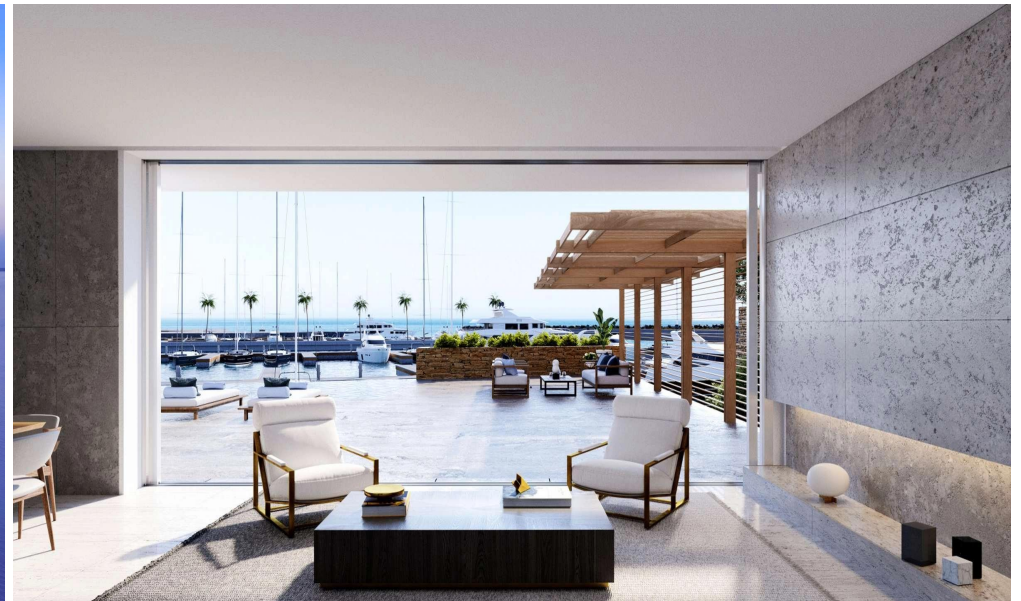




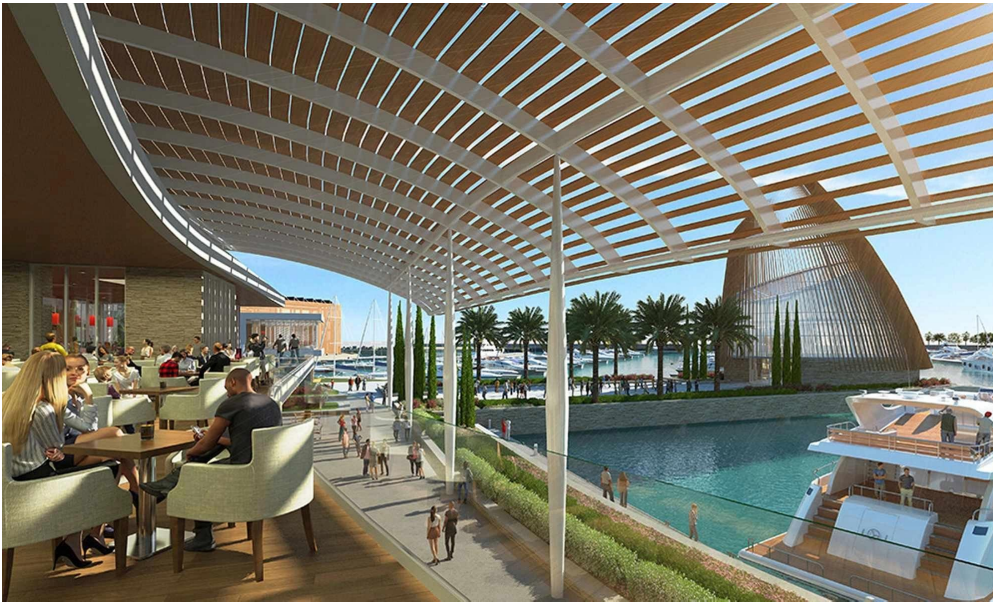












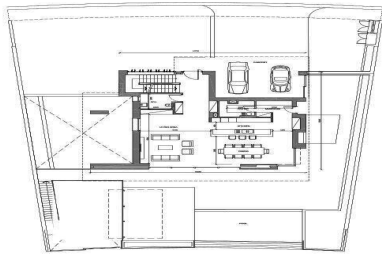




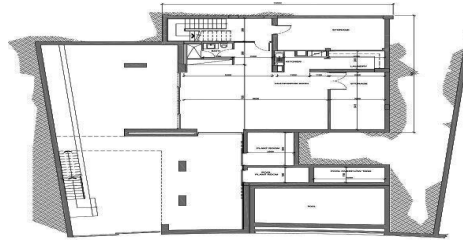




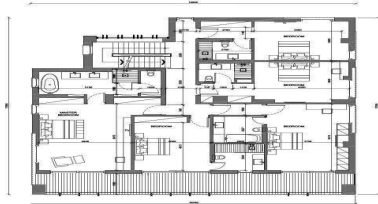
GROUND FLOOR



LOWER LEVEL



FIRST FLOOR



ROOFTOP

