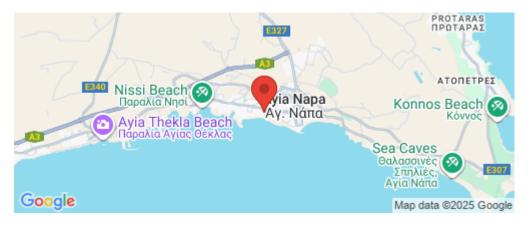


4 Bedroom House for Sale in Famagusta - Agia Napa

This seafront villa in Ayia Napa is a true investment opportunity! Set on the front line with unobstructed sea views, literally steps away from the beach, this villa offers plenty of internal and outdoor space. With its classical architectural style and interiors, a cozy fireplace, spacious fully equipped modern kitchen and dining area, this house needs just a few loving touches to renovate it into a really luxurious family home. All the internal areas are exceptionally spacious, and the quality of construction speaks for itself, as the house was built with love for personal use. Apart from the grand living room, big kitchen, and dining area, the villa has 4 bedrooms and 3 bathrooms...



Property Info		Plot / Area Info		Additional info	
Covered Area	242			Deference Number	E7E2
Covered Veranda	4	Plot area Pool Parking	616 Yes Covered, Yes	Reference Number	5752
Uncovered Veranda	130			Property type Condition Construction Year Bathrooms	House Pre-Owned 1990 and older 3
Furnishing	Furnished				
Heating	Autonomous Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities Location

• Parking Location: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.986658** / **33.990076**



Price: €1 500 000 + VAT

VAT for this property is €154,835 or €285,000. 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 \sim \$\int 56\ 600.00 Common expenses None Price per SQM \$\int 6\ 198.00/m^2\$

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 500 000 on Oct 8, 2025













