

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... X

Property Info

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

Amenities

- Parking

Location

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 Price per SQM	~€56 600.00 €6 198.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€1 500 000 on Oct 8, 2025











