

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

Covered Area	242
Covered Veranda	4
Uncovered Veranda	130
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	616
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	5752
Property type	House
Condition	Pre-Owned
Construction Year	1990 and older
Bathrooms	3

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	~€56 600.00	Common expenses	None
		Price per SQM	€6 198.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 500 000 on Oct 8, 2025











