

## 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	<b>242</b>
Covered Veranda	<b>4</b>
Uncovered Veranda	<b>130</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>616</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 198.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€1 500 000 on Oct 8, 2025





















