

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

Modern 4 bedroom villa with private pool, located in the heart of Aya Napa, just a few minutes walk from the Monastery Square and the cleanest beaches of the resort. The gated complex, which has only 8 villas, offers its owner the privileges of a luxurious life in the city center. Designed and built to bring to life conceptual architecture using exquisite materials appropriate to the climate, culture and lifestyle of the island. Appreciate the high-quality interior and exterior materials offering the perfect combination of aesthetics and functionality.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>329</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>180179</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**

## Price: €980 000 + VAT

VAT for this property is **€123,647** or **€186,200**. 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>€2 979.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€980 000 on Oct 9, 2025



Roof Garden Plan



First Floor Plan



Ground Floor Plan

