

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

Four bedroom villa for sale, located in the lively center of Ayia Napa, just a few minutes walk from the historic monastery square and even closer to the sea. This house, which is part of a gated community and consists of only eight detached residences, provides a rare opportunity to enjoy privacy and luxury in a prestigious central area. The villa is fully furnished, fitted wardrobes, double glazed windows. An alarm system is installed. There is also a rooftop garden, a private pool and a barbecue area. A Blue Flag sandy beach, amenities for daily living, and plenty of entertainment options within walking distance are all within walking distance.

### Property Info

Covered Area	<b>266</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>
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### Additional info

Reference Number	<b>180180</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 **€108,832** 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>€3 684.00/m²</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>
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## Price change history

€980 000 on Oct 9, 2025

