

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

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|-------------------|-----------------------|
| Covered Area | 266 |
| Furnishing | Furnished |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Parking | Covered, Yes |
|---------|---------------------|

Additional info

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|------------------|------------------|
| Reference Number | 180180 |
| Property type | House |
| Condition | Brand New |
| Bathrooms | 5+ |

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 684.00/m² | | |

Representative: DOM Real Estate

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

Price change history

€980 000 on Oct 9, 2025

