

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. On the ground floor there are spacious living areas and a modern kitchen, while on the second floor there are three bedrooms. On the lower level there is a recreation area and a fourth bedroom. The villa is fully furnished, fitted wardrobes, double glazed windows. An alarm system is installed. There is also a rooftop terrace, a private pool and a barbecue...

Property Info		Plot / Area Info		Additional info	
Covered Area	254			Reference Number	180181
Furnishing	Furnished			Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	5+

Amenities	Location
	Location: Famagusta - Agia Napa Region: Famagusta

Price: €980 000 + VAT

VAT for this property is **€105,176** 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	Excluded	Title transfer fee Price per SQM	None €3 858.00/m²	Common expenses	None
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Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€980 000 on Oct 9, 2025

