

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

Perfectly positioned in the vibrant setting of Ayia Napa, these residences offer an enviable lifestyle. Within minutes, you can reach the world-famous  Nissi Beach as well as a variety of golden sandy shores, each capturing the charm of the Mediterranean coastline. Each villa has been carefully crafted to combine luxury, comfort, and sustainability, offering a home that is both stylish and functional. Premium finishes and elegant design details are evident throughout — from sleek granite countertops that bring a touch of sophistication to the kitchens, to high-quality thermal insulation that ensures optimal comfort in every season. Solar panels reflect a modern, eco-friendly appoa...

### Property Info

Covered Area	<b>154</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>306</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14174</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Famagusta - Agia Napa    Region: **Famagusta**  
**Coordinates:** **34.994778 / 33.9815**

## Price: €620 000 + VAT

VAT for this property is **€33,255** or **€117,800**. 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>€4 026.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€620 000 on Oct 9, 2025









