


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		Plot / Area Info		Additional info	
Covered Area	154			Reference Number	14174
Furnishing	Unfurnished	Plot area	306	Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	Under Construction
Air Conditioning	All rooms, Yes			Bathrooms	3
Amenities		Location			
• Parking		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





