

## 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 approach...

### Property Info

Covered Area **153**  
Furnishing **Unfurnished**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **390**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **14176**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **3**

### Amenities

- Parking

### Location

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

## Price: €650 000 + VAT

VAT for this property is **€34,284** or **€123,500**. 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 Price per SQM	<b>None</b> <b>€4 248.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€650 000 on Oct 9, 2025









