

6+ Bedroom House for Sale in Liopetri, Famagusta District

Experience the charm of coastal living with this impressive villa, ideally situated just minutes from the beach in the tranquil setting of Potamos Liopetriou. Only ten minutes from Ayia Napa and with direct access to the highway connecting Larnaca and Ayia Napa, the location combines peace and convenience. X

Built in 2013, the property has been thoughtfully designed to provide both comfort and functionality. It features seven spacious bedrooms, an office space, and six modern bathrooms. Two generous living rooms create an inviting atmosphere for relaxation and entertaining, while the fully fitted kitchen blends practicality with contemporary style. For added indulgence, the property a...

Property Info		Plot / Area Info		Additional info	
Covered Area	335			Reference Number	14187
Furnishing	Furnished	Plot area	771	Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Construction Year	2013
				Bathrooms	5+
				View	Sea view

Amenities	Location	
	Location: Liopetri	Region: Famagusta
	Coordinates: 34.971062 / 33.895747	

Price: €3 250 000 + VAT

VAT for this property is **€413,769** or **€617,500**. 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	Excluded	Title transfer fee Price per SQM	~€126 600.00 €9 701.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€3 250 000 on Oct 9, 2025













