

## 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.



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

Covered Area	<b>335</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>771</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>14187</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 701.00/m²</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

€3 250 000 on Oct 9, 2025

























