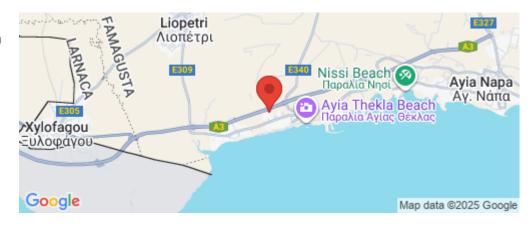


## 4 Bedroom House for Sale in Famagusta - Agia Napa

Discover the perfect blend of modern design, comfort, and prime location with this stunning 4-bedroom villa in Ayia Napa. Just a 6-minute walk from the crystal-clear Mediterranean Sea, this property offers an unparalleled lifestyle by the coast.



## Highlights:

- 4 spacious bedrooms, including 2 with private en-suite showers, plus an additional ground-floor shower
- Open-plan living, dining, and kitchen area with seamless access to outdoor spaces
- Private swimming pool and BBQ area, perfect for entertaining family and friends
- Double covered and double uncovered parking for maximum convenience
- Energy-efficient design (Class A) with high-quali...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	171				
Covered Veranda	27	Plot area <b>5</b>	511	Reference Number	9338
Uncovered Veranda	56			Property type	House
Total Number of Floors	2	P001 <b>1</b>	Yes	Bathrooms	2
Energy Efficiency	A				

**Amenities Location** 



ocation: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.981812240488** / **33.922004666766** 



Price: €559 000 + VAT

VAT for this property is €37,561 or €106,210. 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 ~€18 960.00

Price per SQM €3 269.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€559 000 on Oct 11, 2025



















