

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. x

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 | | Additional info | |
|------------------------|------------|------------------|------------|------------------|---------------------------|
| Covered Area | 173 | | | Reference Number | 9339 |
| Covered Veranda | 28 | | | Property type | House |
| Uncovered Veranda | 61 | Plot area | 420 | Condition | Under Construction |
| Total Number of Floors | 2 | Pool | Yes | Bathrooms | 2 |
| Energy Efficiency | A | | | | |

| Amenities | Location |
|-----------|---|
| | Location: Famagusta - Agia Napa |
| | Coordinates: 34.981812240488 / 33.922004666766 |

Price: €530 000 + VAT

VAT for this property is **€36,365** or **€100,700**. 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.

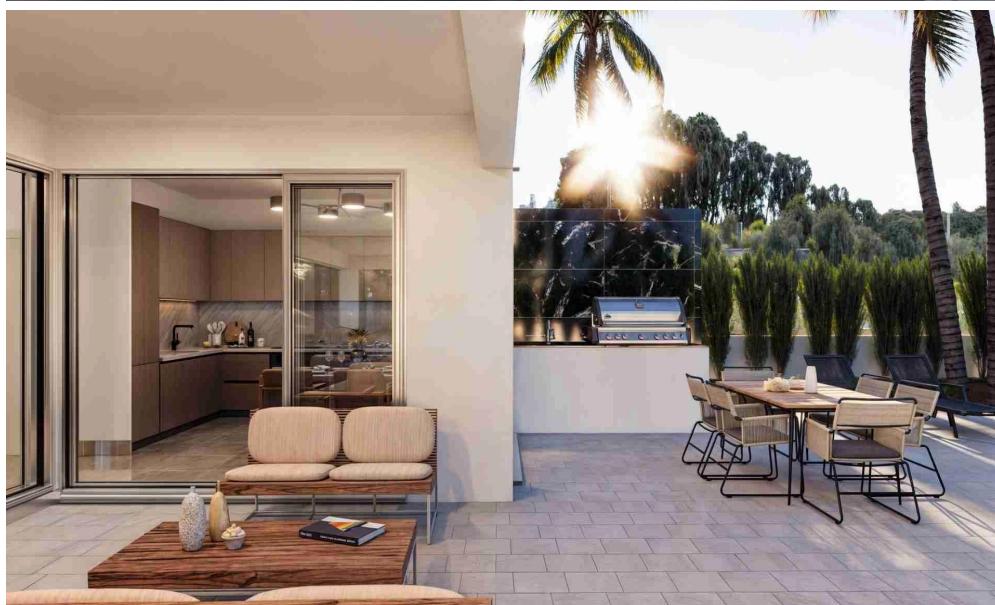
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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 064.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
| Phone: +35725255505, +35794001333 | | | |

Price change history

€530 000 on Oct 11, 2025





| NO | Ο3 |
|-------------------------------|----------------------|
| BEDROOM | 4 |
| TYPE | 8 |
| FLOOR | 420 m ² |
| POOL | 4x8 |
| GROUND FLOOR | 55.75 m ² |
| FIRST FLOOR | 88.89 m ² |
| GROUND COVERED VERANDA | 14.41 m ² |
| GROUND UNCOVERED VERANDA | 58.32 m ² |
| FIRST FLOOR COVERED BALCONY | 14.30 m ² |
| FIRST FLOOR UNCOVERED BALCONY | 2.72 m ² |
| COVERED PARKING | 35.79 m ² |
| UNCOVERED PARKING | 47.61 m ² |