

## 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	173				
Covered Veranda	28	Plot area <b>420</b> Pool <b>Yes</b>	Reference Number	9341	
Uncovered Veranda	65			Property type	House
Total Number of Floors	2		Bathrooms	2	
Energy Efficiency	Α				

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**Location:** Famagusta - Agia Napa Region: **Famagusta** 

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.

VAT Excluded

Title transfer fee ~€17 800.00

Price per SQM €3 064.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

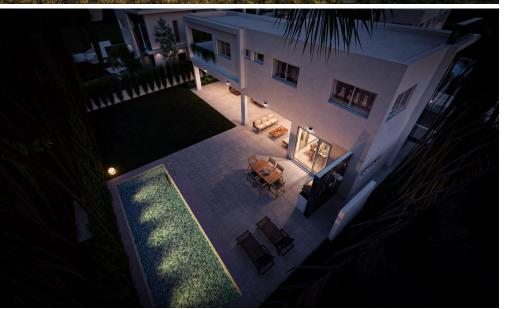
€530 000 on Oct 11, 2025







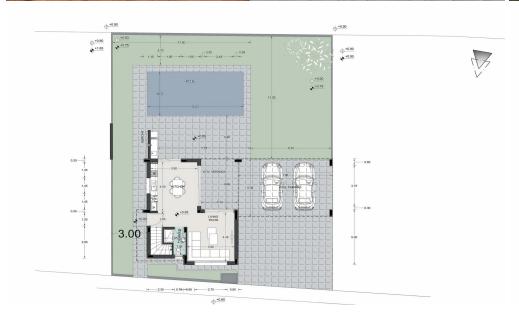














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