


## 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 Aya 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

Covered Area	<b>171</b>
Covered Veranda	<b>27</b>
Uncovered Veranda	<b>56</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>420</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>9342</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.981812240488 / 33.922004666766**

## Price: €530 000 + VAT

VAT for this property is **€35,612** 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.

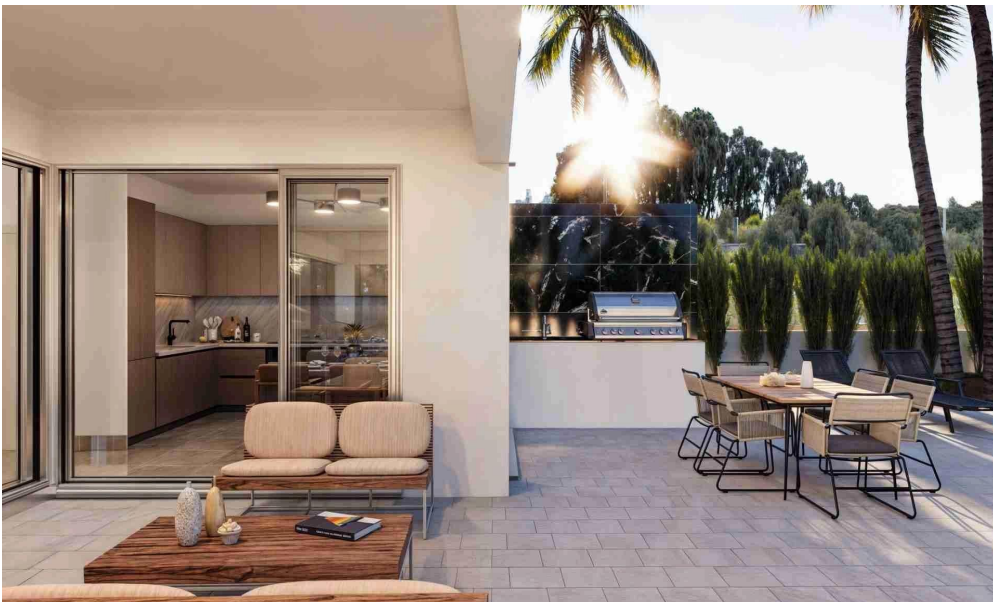
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 099.00/m²</b>		

## Representative: RealDeal Estates

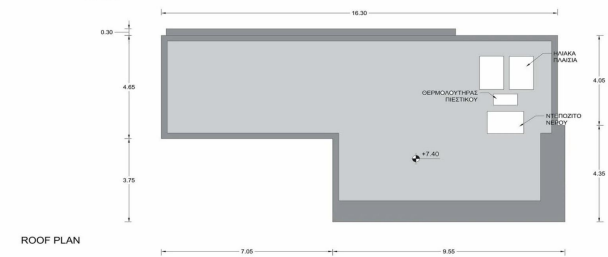
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

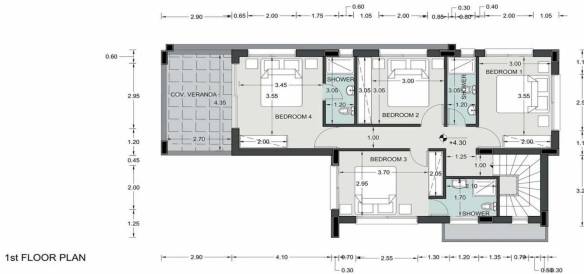
€530 000 on Oct 11, 2025



Costas G. Constantinou  
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ROOF PLAN



1st FLOOR PLAN

NO	06
BEDROOM	4
TYPE	A
PLOT	420 m <sup>2</sup>
POOL	4x8
GROUND FLOOR	55.35 m <sup>2</sup>
FIRST FLOOR	88.91 m <sup>2</sup>
GROUND COVERED VERANDA	14.29 m <sup>2</sup>
GROUND UNCOVERED VERANDA	56.18 m <sup>2</sup>
FIRST FLOOR COVERED BALCONY	13.22 m <sup>2</sup>
FIRST FLOOR UNCOVERED BALCONY	0
COVERED PARKING	32.75 m <sup>2</sup>
UNCOVERED PARKING	39.67 m <sup>2</sup>