

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	171
Covered Veranda	27
Uncovered Veranda	56
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	420
Pool	Yes

Additional info

Reference Number	9342
Property type	House
Condition	Under Construction
Bathrooms	2

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.

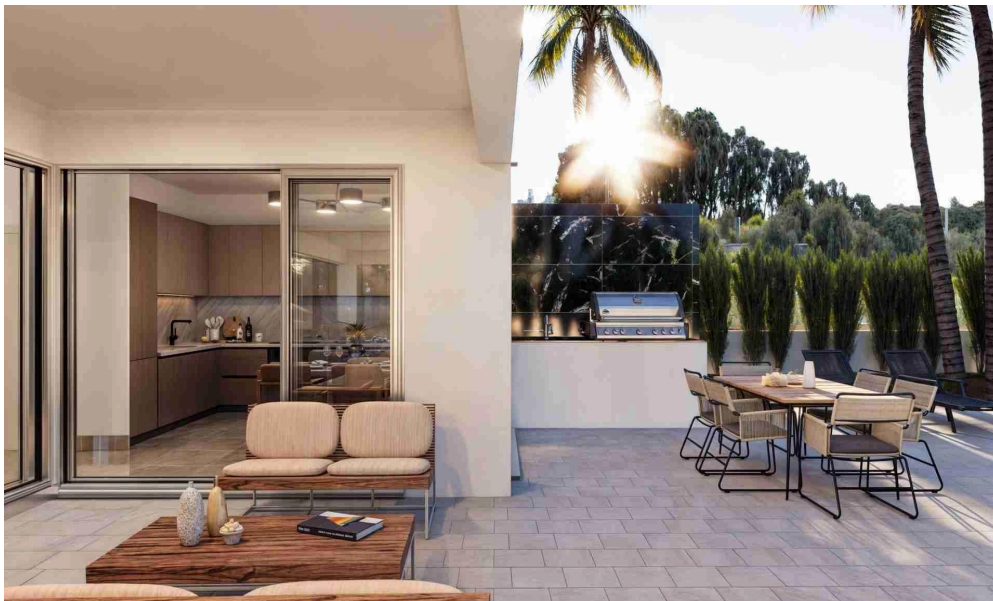
VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 099.00/m²		

Representative: RealDeal Estates

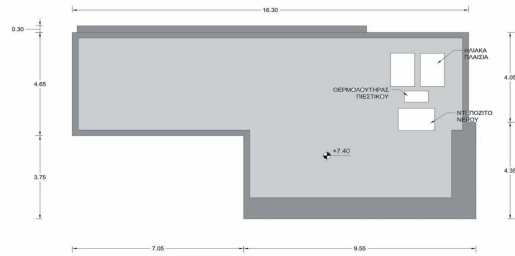
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

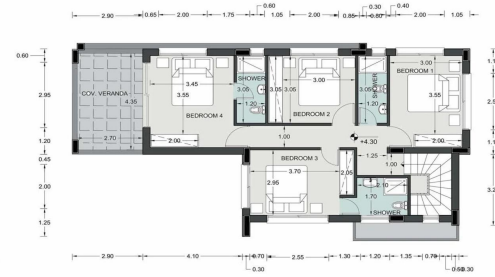
€530 000 on Oct 11, 2025



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ROOF PLAN



1st FLOOR PLAN



NO	06
BEDROOM	4
TYPE	A
PLOT	420 m ²
POOL	4x8
GROUND FLOOR	55.55 m ²
FIRST FLOOR	88.91 m ²
GROUND COVERED VERANDA	14.29 m ²
GROUND UNCOVERED VERANDA	56.18 m ²
FIRST FLOOR COVERED BALCONY	13.22 m ²
FIRST FLOOR UNCOVERED BALCONY	0
COVERED PARKING	32.75 m ²
UNCOVERED PARKING	39.67 m ²