


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	9343
Property type	House
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.

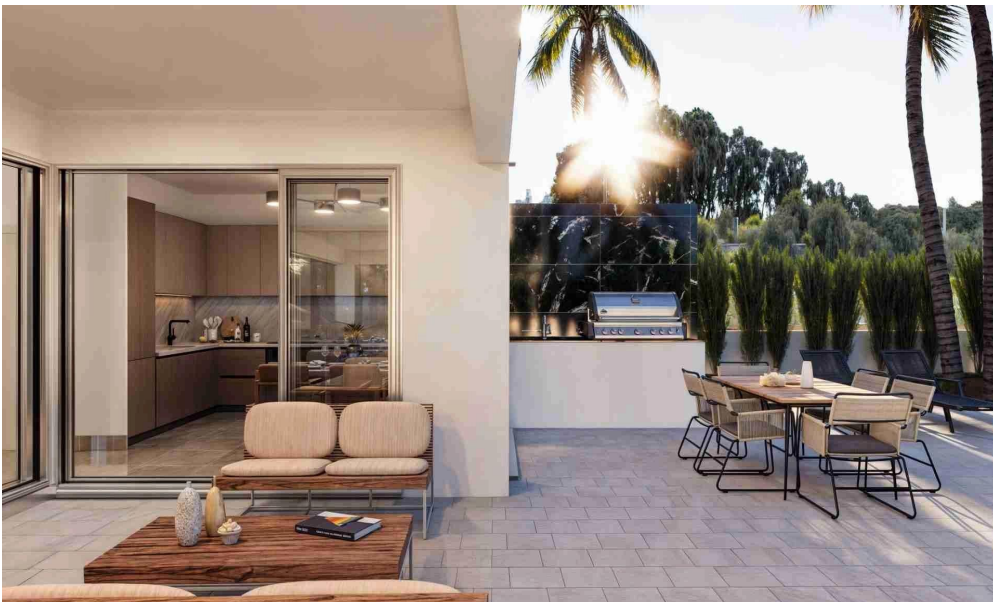
VAT	Excluded	Title transfer fee	~€17 800.00	Common expenses	None
		Price per SQM	€3 099.00/m²		

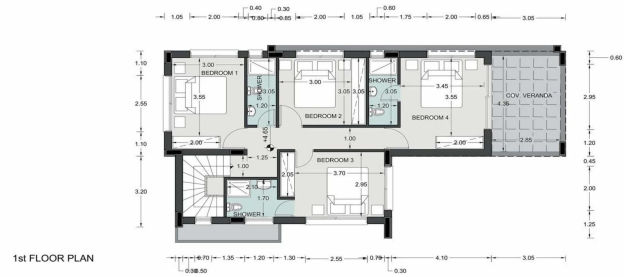
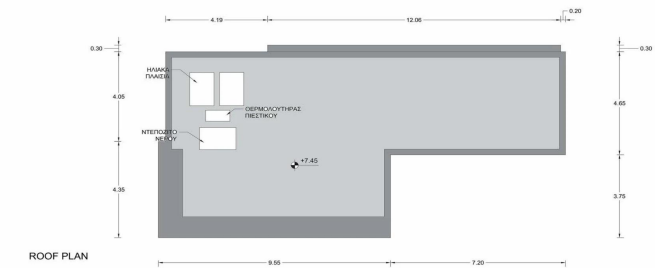
Representative: RealDeal Estates

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

€530 000 on Oct 11, 2025





NO	07
BEDROOM	4
TYPE	A
PLOT	420 m2
POOL	4X8
GROUND FLOOR	55.55 m2
FIRST FLOOR	88.91 m2
GROUND COVERED VERANDA	14.29 m2
GROUND UNCOVERED VERANDA	56.18 m2
FIRST FLOOR COVERED BALCONY	13.22 m2
FIRST FLOOR UNCOVERED BALCONY	0
COVERED PARKING	33.44 m2
UNCOVERED PARKING	38.04 m2