

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		Additional info	
Covered Area	171				
Covered Veranda	27	Plot area 4	420 Yes	Reference Number	9344
Uncovered Veranda	56			Property type	House
Total Number of Floors	2	Pool		Bathrooms	2
Energy Efficiency	Α				

Amenities Location



ocation: 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

Price per SQM €3 099.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€530 000 on Oct 11, 2025













