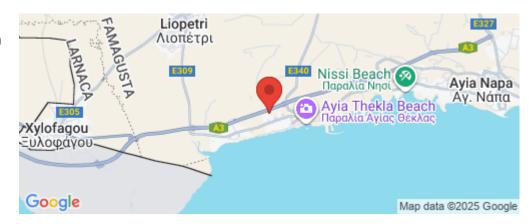


## 4 Bedroom House for Sale in Famagusta - Agia Napa

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	Diet area <b>E</b>	544	Reference Number	9346
Uncovered Veranda	37			Property type	House
Total Number of Floors	2	P001	Yes	Bathrooms	2
Energy Efficiency	A				

**Amenities Location** 



ocation: Famagusta - Agia Napa Region: Famagusta

Coordinates: **34.981812240488** / **33.922004666766** 



Price: €573 000 + VAT

VAT for this property is €39,315 or €108,870. 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>	Fredridad	Title transfer fee	~ <b>€19 520.00</b>	Common ovnonces	None
	Price per SOM	€3 312.00/m <sup>2</sup>	Common expenses	None	

## **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**

€573 000 on Oct 11, 2025













