

## 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. X

### 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	<b>173</b>			
Covered Veranda	<b>28</b>	Plot area	<b>525</b>	Reference Number
Uncovered Veranda	<b>40</b>	Pool	<b>Yes</b>	Property type
Total Number of Floors	<b>2</b>			Bathrooms
Energy Efficiency	<b>A</b>			<b>2</b>

Amenities	Location
	<b>Location:</b> Famagusta - Agia Napa
	Coordinates: <b>34.981812240488 / 33.922004666766</b>

## Price: €565 000 + VAT

VAT for this property is **€38,766** or **€107,350**. 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 Price per SQM	<b>~€19 200.00</b> <b>€3 266.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€565 000 on Oct 11, 2025



