


## 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	<b>171</b>
Covered Veranda	<b>27</b>
Uncovered Veranda	<b>44</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>566</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>9350</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Famagusta - Agia Napa

Region: **Famagusta**

Coordinates: **34.981812240488 / 33.922004666766**

## Price: €579 000 + VAT

VAT for this property is **€38,905** or **€110,010**. 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	<b>~€19 760.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 386.00/m²</b>		

## Representative: RealDeal Estates

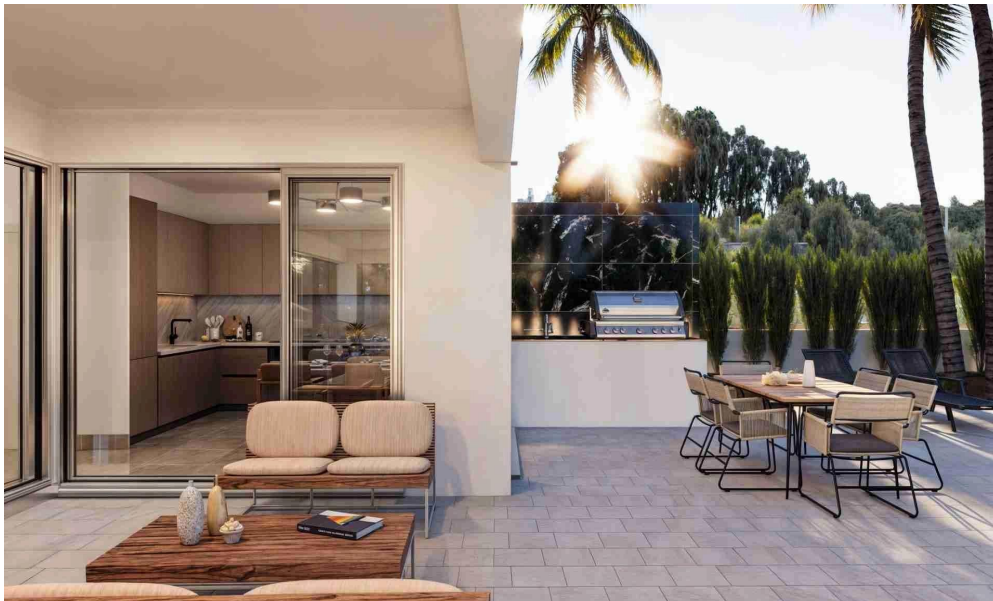
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€579 000 on Oct 11, 2025







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