

6+ Bedroom House for Sale in Famagusta - Agia Napa

Discover unmatched privacy, space, and beauty with this extraordinary villa located in the prestigious Kokines area of Ayia Napa. Set on an impressive 2,137 m² plot, this residence offers stunning sea views, complete tranquility, and exceptional potential—perfect for both luxury living and high-return investment.

With 400 m² of net indoor area, the villa boasts 6 bedrooms in total, including a separate staff/guest accommodation featuring its own bedroom and utility space. The main house includes 3 bathrooms (2 en-suite, 1 family bathroom) plus a guest WC, offering comfort and convenience for large families or guests.

Built in 1995, the home has been carefully maintained ...

Property Info		Plot / Area Info		Additional info	
Covered Area	400			Reference Number	240997
Air Conditioning	All rooms, Yes	Plot area	2137	Property type	House
				Condition	Pre-Owned
				Construction Year	1991-2000
				Bathrooms	3

Amenities	Location
Location: Famagusta - Agia Napa Region: Famagusta	

Price: €2 700 000 + VAT

VAT for this property is **€371,250** or **€513,000**. 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 Price per SQM	~€104 600.00 €6 750.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Ltd
Phone: +35795129336, +35799409010			

Price change history

€2 700 000 on Dec 4, 2025











