

## 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 m<sup>2</sup> plot, this residence offers stunning sea views, complete tranquility, and exceptional potential—perfect for both luxury living and high-return investment.

With 400 m<sup>2</sup> 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

Covered Area **400**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **2137**

### Additional info

Reference Number **240997**  
 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	<b>Excluded</b>	Title transfer fee	<b>~€104 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 750.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSAPCE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 700 000 on Dec 4, 2025











