

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

Modern 4 bedroom villa with private pool, located in the heart of Ayia Napa, just a few minutes walk from the Monastery Square and the cleanest beaches of the resort. The gated complex, which has only 8 villas, offers its owner the privileges of a luxurious life in the city center. Designed and built to bring to life conceptual architecture using exquisite materials appropriate to the climate, culture and lifestyle of the island. Appreciate the high-quality interior and exterior materials offering the perfect combination of aesthetics and functionality.

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>284</b>			Reference Number	<b>192915</b>
Furnishing	<b>Furnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>5+</b>

<b>Amenities</b>	<b>Location</b>
<b>Location:</b> Famagusta - Agia Napa Region: <b>Famagusta</b>	

## Price: €2 100 000 + VAT

VAT for this property is **€243,718** or **€399,000**. 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 Price per SQM	<b>None</b> <b>€7 394.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 100 000 on Dec 11, 2025



