

4 Bedroom House for Sale in Famagusta - Agia Napa

Introducing an exclusive new residential development ideally located just moments from the iconic Nissi Beach, in the heart of Ayia Napa. This distinctive project features a limited collection of only 14 luxury villas with four and five bedrooms, thoughtfully designed to reflect refined aesthetics, contemporary architecture, and an elevated Mediterranean lifestyle. Each villa offers a private swimming pool, a spacious roof garden, beautifully landscaped private gardens, and generous open-plan interiors that create a seamless flow between indoor and outdoor living. Natural materials and elegant stone accents enhance the architectural identity of the residences, while Japa...



Property Info

Covered Area **160**
 Furnishing **Unfurnished**
 Energy Efficiency **A**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **317**
 Pool **Yes**
 Parking **Uncovered, Yes**

Additional info

Reference Number **16697**
 Property type **House**
 Bathrooms **4**

Amenities

- Parking

Location

Location: Famagusta - Agia Napa Region: **Famagusta**
 Coordinates: **34.993588 / 33.985344**

Price: €655 000 + VAT

VAT for this property is **€38,481** or **€124,450**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€22 800.00 | Common expenses | None |
| | | Price per SQM | €4 094.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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Price change history

€655 000 on Mar 12, 2026





