

## 5 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 **177**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **345**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **16700**  
 Property type **House**  
 Bathrooms **4**

### Amenities

- Parking

### Location

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

## Price: €735 000 + VAT

VAT for this property is **€52,447** or **€139,650**. 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>~€26 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 153.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

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

€735 000 on Mar 12, 2026





