


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

Perfectly positioned in the vibrant setting of Ayia Napa, these residences offer an enviable lifestyle. Within minutes, you can reach the world-famous  Nissi Beach as well as a variety of golden sandy shores, each capturing the charm of the Mediterranean coastline. Each villa has been carefully crafted to combine luxury, comfort, and sustainability, offering a home that is both stylish and functional. Premium finishes and elegant design details are evident throughout — from sleek granite countertops that bring a touch of sophistication to the kitchens, to high-quality thermal insulation that ensures optimal comfort in every season. Solar panels reflect a modern, eco-friendly approach...

### Property Info

Covered Area	<b>212</b>
Covered Veranda	<b>62</b>
Uncovered Veranda	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>264</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16815</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Famagusta - Agia Napa    Region: **Famagusta**  
**Coordinates: 34.994778 / 33.9815**

## Price: €615 000 + VAT

VAT for this property is **€55,930** or **€116,850**. 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>~€21 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 901.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€615 000 on Mar 24, 2026



