



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

A modern 4—bedroom villa for sale in Aya Napa, Famagusta is a great option for a comfortable stay or a prestigious investment. The property is located in one of the most popular resort areas, close to beaches and developed infrastructure. The villa is designed in a modern architectural style with a thoughtful layout that provides a spacious and functional living space. The house has bright living areas, a spacious living room, an open kitchen and comfortable bedrooms, ideal for both permanent residence and recreation. Special attention is paid to the quality of construction and finishing: modern materials and technologies are used to ensure durability and a high level of comfort. The t...

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>194</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>215961</b>             |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### Amenities

#### Location

**Location:** Famagusta - Agia Napa Region: **Famagusta**



## Price: €613 000 + VAT

VAT for this property is **€50,114** or **€116,470**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 160.00/m<sup>2</sup></b> |                 |             |

## 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>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€613 000 on May 11, 2026



