

Property Code:	A10244	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Napa	Internal Area:	165 m ²
Plot Area:	509 m ²	Bedrooms:	4
Bathrooms:	4+	Year of construction:	2005
Status:	Resale		

Property features:

Central Heating	Detached	Downstairs Bedroom	Garden
Shutters	Storage		

Description:

Exclusive 4-Bedroom Villa in Ayia Napa-Kokkines

Nestled in a supremely peaceful location, this unique 4-bedroom villa offers an unparalleled lifestyle of tranquility and convenience. Built in 2005, this home combines solid construction with a highly functional and spacious layout, set within a lush, mature garden on a 509 sq. m plot.

Step into a world of comfortable family living spread over 165 sq. m of well-designed space. The villa features a practical and desirable single-storey element with one bedroom conveniently located on the ground floor, ideal for guests or multi-generational living. Upstairs, the remaining three bedrooms, one include en-suites, offering privacy and resort-style comfort.

Enjoy year-round comfort with central heating and A/C units throughout, while double glazing and shutters ensure peace and energy efficiency. The separate kitchen is a blank canvas ready for your modern touch, and ample storage solutions are found throughout the property.

Property Highlights:

4 Generous Bedrooms: Master and second bedroom with private en-suite bathrooms.

4 Modern Bathrooms: Ensuring no morning queues.

Spacious & Bright Living: A flowing layout perfect for family life.

Separate Kitchen: Ready to be customized to your dream design.

Outdoor Living: Covered and uncovered balconies to enjoy the Cypriot sunshine.

Private, Mature Garden: A 509 sq. m haven with the **optional addition of a private swimming pool.**

Prime Location: A very quiet neighbourhood, yet only a 5-minute drive from all Ayia Napa's world-class amenities, beaches, and schools.

4-BED VILLA IN AYIA NAPA- KOKKINES

€ 425 000

~~€ 470 000~~

Excellent Proximity: Just 2.7 km from the sparkling sea and approximately 35 minutes from Larnaca International Airport.

This is a rare find—a unique house in a unique location, promising a peaceful and secure family life without sacrificing access to everything the vibrant Ayia Napa area has to offer. The property is ready to become your forever home.

Contact us today to experience the serene atmosphere of this special property.



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