

<b>Property Code:</b>	A9922	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Triada	<b>Internal Area:</b>	180 m <sup>2</sup>
<b>Plot Area:</b>	580 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking	Detached	Garden	Roof Garden
Sea View	Swimming Pool		

**Description:**

## Luxury 4-Bedroom Villa with Private Pool & Roof Garden - Just 110m from the Sea in Ayia Triada!

**Property Highlights:**

**Spacious & Elegant Living:** 180m<sup>2</sup> covered area + 38m<sup>2</sup> covered veranda + **84m<sup>2</sup> roof garden** with panoramic sea views.

**Prime Seafront Location:** Only **110m from the beach**, walking distance to amenities, and easy access to highways & main roads.

**Luxury Finishes:**

**5 Bathrooms** (including en suite)

**Granite countertops**, fitted wardrobes, ceramic tiles

**Combined kitchen/dining area**, open-plan living

**Double glazing & sound insulation** for comfort

**Pressurized water system**, guest WC

**Private Oasis:**

**7.3×3.5m swimming pool**

**Roof garden** with stunning sea & panoramic views

Quiet, desirable neighborhood

**Smart Security & Convenience:**

Alarm system, CCTV provision

**Strong Investment Potential:**

High rental demand (holiday or long-term)

Walking distance to beach, shops, and bus route

**Perfect for Luxury Living or a High-End Investment!**

This stunning villa combines modern elegance with an unbeatable location—ideal for those seeking a premium lifestyle near the sea.

**Contact us today to arrange a private viewing!**



