

<b>Property Code:</b>	A9602	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Napa	<b>Internal Area:</b>	192 m <sup>2</sup>
<b>Plot Area:</b>	408 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2024
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ VAT

**Property features:**

Air Conditioning	Barbeque	Covered Parking	Detached
Roof Garden	Sea View	Swimming Pool	

**Description:**

## Villa in Ayia Napa for sale

Nestled in the vibrant heart of Ayia Napa, just a short stroll from the historic monastery square and even closer to the sparkling sea, this exclusive villa offers an unparalleled blend of luxury and convenience. Part of a gated enclave of only eight detached residences, this home provides a rare opportunity to enjoy privacy and opulence in a prime central location.

Immerse yourself in the lively energy of Ayia Napa while savoring the serene comfort of your private sanctuary. With a sandy Blue Flag beach, everyday conveniences, and a variety of entertainment hotspots just moments away, everything you need is within walking distance.

Meticulously designed with conceptual architecture, this villa showcases a harmony of contemporary aesthetics and functionality. Premium materials, thoughtfully selected to suit the island's climate and lifestyle, grace both the interiors and exteriors, ensuring a home of timeless elegance and comfort.

The villa offers spacious living areas and a modern kitchen on the ground floor, while the first floor houses three inviting bedrooms. The lower level provides a versatile recreational space, including a fourth bedroom. For unforgettable evenings, retreat to your private roof garden or relax in your lush garden, complete with a pool and a barbecue area for alfresco dining under the stars.



