

Property Code:	3958	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Napa	Internal Area:	380 m ²
Plot Area:	900 m ²	Bedrooms:	4
Bathrooms:	4+	Year of construction:	2025
Status:	Under Construction		

Property features:

Air Conditioning	Communal Roof Garden	Detached	Furnished
Sea View	Swimming Pool		

Description:

Villa in Ayia Napa

Twenty-nine (29) luxury villas are located along privately maintained and secured roads on the marina island and the peninsula. Each lot includes significant space for landscaped gardens. Eleven (11) Beach Villas fan out around a beautiful crescent-shaped manmade beach of fine-grained sand; while the other eighteen (18) Peninsula Marina and Island Villas directly overlook the marina and feature walk-out access to secure docks.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. Large expanses of glass are optimally placed to promote the breath-taking views around the villas. European façade panels are used to introduce warm but modern contrasting colours.

All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea, they are fully detached and are comprised of four levels – ground level, first floor, roof garden, lower level.

Oversized 2.8-meter-tall glass doors slide away into the walls, extending the ground level main living spaces out onto the veranda and pool deck. Each lot includes a private plunge pool with infinity edge. The upper floor bedroom level also features full-height sliding glass doors that open onto wood-decked covered verandas, allowing in the Mediterranean breeze and views. Lower levels open out into private sunken gardens and courtyards. With floor-to-ceiling windows offering natural light, stunning and unobstructed views of the Mediterranean Sea and the marina, these refined and elegant homes effortlessly combine comfortable indoor and outdoor living.

