

2-BEDROOM APARTMENT IN A BOUTIQUE DEVELOPMENT

€ 435 000

Property Code:	A11023	Type:	Sale - Apartment
Location:	Famagusta - Ayia Napa	Internal Area:	94 m ²
Bedrooms:	2	Bathrooms:	2
Year of construction:	2028	Status:	Off Plan
VAT:	+VAT		

Property features:

Covered Parking Elevator Storage

Description:

Exclusive 2-Bedroom Apartment in a Boutique Development - Ayia Napa

Discover a rare opportunity to own a residence in an exclusive boutique development in the heart of Ayia Napa. Designed to offer privacy, architectural elegance, and a premium coastal lifestyle, this project features just three carefully curated units, ensuring an unparalleled sense of exclusivity and tranquility.

This unique **2-bedroom apartment** is thoughtfully arranged across two levels, offering a versatile and spacious living environment:

Ground Floor: An open-plan layout seamlessly integrates the kitchen, dining, and living areas, flowing out to a covered veranda—perfect for indoor-outdoor living. This level also includes a comfortable bedroom and a bathroom.

Lower Floor: A second bedroom features its own kitchenette and bathroom, creating an ideal space for guests, extended family, or as a private retreat.

Key Features:

Covered Area: 94 m²

Covered Veranda: 17 m²

Storage: 2 m²

Covered parking

Elevator access

Just **3 units** in the entire development

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Prime Location:

Situated in a highly desirable area of Ayia Napa, the development balances peaceful residential living with proximity to the city's vibrant energy. Everyday amenities are just moments away, while the beautiful coastline is only **750 meters** from your door. Larnaca International Airport is conveniently located **57 km** away.

Whether you are seeking a permanent residence, a luxury holiday home, or a high-value investment with strong short- and long-term rental potential, Limelight Residences delivers on all fronts. Experience the perfect blend of contemporary design, functional luxury, and the sought-after coastal lifestyle of one of Cyprus' most dynamic destinations.



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