

2-BEDROOM APARTMENT IN A BOUTIQUE DEVELOPMENT

€ 475 000

Property Code:	A11024	Type:	Sale - Apartment
Location:	Famagusta - Ayia Napa	Internal Area:	82 m ²
Bedrooms:	2	Bathrooms:	2
Year of construction:	2028	Status:	Off Plan
VAT:	+VAT		

Property features:

Covered Parking	Elevator	Roof Garden	Storage
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Description:

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

This exclusive boutique development in Ayia Napa offers a rare opportunity to acquire a property defined by privacy, architectural elegance, and a premium coastal lifestyle. Situated in a highly desirable area, the residence combines contemporary design with functional luxury in one of Cyprus' most vibrant and internationally recognized destinations. With only three residences in total, the development ensures a sense of exclusivity and quiet residential living, while remaining close to the energy and convenience that define the area.

This particular apartment occupies the first floor, presenting a spacious and well-balanced layout. The interior features an open-plan kitchen, dining, and living area, two bedrooms including a master with an en-suite bathroom, and a guest bathroom. A standout feature is the private access from one of the balconies to a dedicated roof garden, elevating the living experience beyond that of a typical apartment.

The private roof garden is designed to create a resort-style environment, complete with a BBQ area, outdoor shower, and a private jacuzzi-pool. This elevated outdoor space is ideal for entertaining, relaxing, or enjoying the Mediterranean climate with complete privacy and panoramic surroundings.

Practicality is equally prioritized, with each apartment including a dedicated storage room and a private parking space located on the lower floor, ensuring secure and convenient day-to-day living.

The location further enhances the property's value, with everyday amenities within close proximity, allowing for effortless daily living. This residence is an exceptional choice for end-buyers seeking a permanent home or luxury holiday residence, as well as investors looking for strong long- or short-term rental potential and long-term value in one of Cyprus' most sought-after coastal locations. The sea is just 750 meters away, and the airport is 57 km from the property.

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