

## 2-BEDROOM APARTMENT IN A BOUTIQUE DEVELOPMENT

€ 490 000

<b>Property Code:</b>	A11025	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Ayia Napa	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2028	<b>Status:</b>	Off Plan
<b>VAT:</b>	+VAT		

### Property features:

Covered Parking	Elevator	Roof Garden	Storage
Top Floor Apartment (Penthouse)			

### 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 second 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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