

Property Code:	A11026	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Napa	Internal Area:	301 m ²
Plot Area:	588 m ²	Bedrooms:	4
Bathrooms:	4+	Year of construction:	2025
Status:	Newly completed	VAT:	+VAT

Property features:

Air Conditioning	Barbeque	Basement	Covered Parking
Detached	Downstairs Bedroom	Elevator	Garden
Outdoor Shower	Pergola	Roof Garden	Sea View
Storage			

Description:**Exclusive Seafront Villa | Ayia Napa**

Embark on a journey to coastal luxury and tranquility with this exclusive beachfront villa, part of a visionary development nestled along the pristine shoreline of Ayia Napa. This property redefines seaside living, offering an unrivalled lifestyle that blends contemporary elegance with the soothing embrace of the Mediterranean Sea.

Designed with meticulous attention to detail, this villa captures the essence of beachfront sophistication, providing a haven of comfort and style.

Ground Floor: Step into a seamless expanse of sophistication where an open-plan kitchen, spacious dining area, and welcoming living room merge. A guest WC adds convenience, while the outdoor deck—bordering the inviting pool and jacuzzi—extends a warm invitation to bask in the sun. The lounge area is perfect for sipping refreshing cocktails while taking in majestic views of the turquoise waters.

Lower Floor: Retreat to a tranquil bedroom and a well-appointed bathroom. A convenient storage room complements the space, while a dedicated living area offers a private space to unwind.

First Floor: Ascend to a realm of privacy and luxury, where three ensuite bedrooms provide a personal sanctuary for each resident. Each room is thoughtfully designed to ensure comfort and tranquility.

Rooftop Garden: The crowning jewel of this villa is the top-floor rooftop garden—an enchanting outdoor retreat. A barbecue area sets the stage for culinary delights, while a private jacuzzi and convenient WC create the ultimate space for relaxation and rejuvenation.

A private elevator seamlessly connects all floors, ensuring accessibility for everyone. The villa also includes covered parking for two cars, providing utmost convenience.

This is an opportunity to embrace luxury, relaxation, and the soothing rhythm of the Mediterranean

waves. Experience the pinnacle of beachfront living, where every moment is an ode to the serenity of the shoreline.

Note: Furniture shown in photos is not included in the price.

Property Features & Details:

Bedrooms: 4 (One on lower floor, three ensuite on first floor)

Bathrooms: 4+ (Including ensuite, guest WC, and rooftop WC)

Covered Area: 301 m²

Covered Veranda: 33 m²

Plot Area: 588 m²

Location: 200 m from the sea

Views: Panoramic sea views

Parking: Covered parking for two cars

Amenities: Private elevator, private pool, jacuzzi (ground floor & rooftop), rooftop garden with BBQ, storage room

Distance to Larnaca Airport: 54 km



