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<b>Property Code:</b>	11354	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Napa	<b>Internal Area:</b>	256 m <sup>2</sup>
<b>Plot Area:</b>	4800 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2004
<b>Status:</b>	Resale		

**Property features:**

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Air Conditioning	Basement	Central Heating	Covered Parking
Detached	Fireplace	Garden	Land Title
Roof Garden	Sea View		

**Description:****Luxury Villa For Sale In Ayia Napa**

Only few meters away from the beach, this impressive villa enjoys exceptional privacy and open views. The property sits on a generous 4,800 sq.m. plot, offering a peaceful setting surrounded by natural beauty.

## Key features:

256 sq.m. of internal living space

Large 200 sq.m. basement suitable for storage, leisure space, or further development

Roof garden 50 sqm and approximately 100 sq.m. of verandas for enjoying outdoor living

Expansive plot with plenty of room for a swimming pool, garden, or leisure areas

This property combines comfort, privacy, and space, making it an excellent choice for either a permanent residence or a smart investment in one of Ayia Napa's sought-after locations.

Contact us today for more information!!











