

# EXCEPTIONAL 11-BEDROOM VILLA WITH SWIMMING POOL

€ 1 200 000

<b>Property Code:</b>	A11699	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Frenaros	<b>Internal Area:</b>	405 m <sup>2</sup>
<b>Plot Area:</b>	3412 m <sup>2</sup>	<b>Bedrooms:</b>	6+
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2008
<b>Status:</b>	Resale		

## Property features:

Basement	Covered Parking	Detached	Furnished
Garden	Land Title	Swimming Pool	

## Description:

### Exceptional 11-Bedroom Villa with Swimming Pool for Sale

Set on an expansive **4,000 sqm plot** in a prime location between Sotira and Frenaros, this remarkable property offers a unique opportunity to acquire a spacious estate with outstanding residential and investment potential. Boasting **11 bedrooms, 6 bathrooms**, a private swimming pool, and two separate buildings, this exceptional property is ideal as a luxury family residence, holiday retreat, boutique accommodation, or event venue.

The main villa offers approximately **285 sqm of covered living areas** and is designed to comfortably accommodate large families or groups. The ground floor features a generous open-plan living and dining area, along with two bedrooms, including a master bedroom with ensuite facilities. The first floor comprises three spacious bedrooms served by two bathrooms, while the basement level provides three additional bedrooms and a bathroom, creating ample accommodation for guests or extended family members.

A separate building of **120 sqm covered area**, complemented by an **84 sqm basement**, houses three fully independent guest suites, each offering its own kitchenette and ensuite bathroom. This layout makes the property particularly attractive for holiday rentals, guest accommodation, or staff quarters.

Surrounded by mature landscaping and extensive outdoor space, the property features a private swimming pool, ideal for entertaining and enjoying the Mediterranean lifestyle. Additional benefits include **45 sqm of covered parking** and easy access to the highway.

## Property Features:

- 11 Bedrooms
- 6 Bathrooms
- 4,000 sqm Plot
- Approx. 285 sqm Main Villa Covered Area
- 120 sqm Second Building
- 84 sqm Basement
- 45 sqm Covered Parking

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Private Swimming Pool  
Separate Guest Accommodation  
Spacious Living and Entertainment Areas  
Ideal for Large Families or Investment Purposes  
Suitable for Holiday Rentals, Events, or Group Accommodation  
Title Deeds Available for the Land  
Easy Access to the Highway  
Land title deed available

Ideally located, the property is just **7 minutes from Ayia Thekla** and approximately **10 minutes from the world-famous beaches and vibrant resort area of Ayia Napa**, offering the perfect balance between privacy, accessibility, and coastal living.

This is a rare opportunity to acquire a substantial property with exceptional flexibility and income-generating potential in one of Cyprus' most sought-after regions.



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