

Property Code:	A11885	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Napa	Internal Area:	290 m ²
Plot Area:	844 m ²	Bedrooms:	5
Bathrooms:	3	Status:	Resale

Property features:

Air Conditioning	Barbeque	Covered Parking	Detached
Furnished	Garden	Sea View	Title Deeds
Walk-in-Wardrobe			

Description:

Luxury 5-Bedroom Villa for Sale in Ayia Napa

Discover this exceptional detached villa, perfectly positioned in a quiet and peaceful area of Ayia Napa, just **3 km from the beach**. Offering generous indoor and outdoor living spaces, this stunning property is ideal as a permanent residence, holiday home, or investment opportunity.

Set on a spacious **844 m² plot**, the villa boasts **290 m² of covered internal area** and an additional **90 m² of covered verandas**, providing ample space for relaxation and entertaining.

The property features:

5 spacious bedrooms

3 modern bathrooms

Guest WC

Expansive open-plan living and dining areas

Large covered verandas

A beautifully sized private yard with plenty of space for outdoor living, entertaining, or the addition of a swimming pool

Located in a serene residential neighborhood, the villa offers privacy and tranquility while remaining just minutes from Ayia Napa's renowned beaches, restaurants, shops, and amenities.

A rare opportunity to own a spacious family home in one of Cyprus' most desirable coastal destinations.



