

Property Code:	A12085	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Napa	Internal Area:	157 m²
Plot Area:	304 m²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2019
Status:	Resale		

Property features:

Air Conditioning	Barbeque	Covered Parking	Furnished
Roof Garden	Storage	Swimming Pool	

Description:

Stunning Villa For Sale In Ayia Napa

Experience the perfect combination of luxury, comfort, and coastal living with this stunning 3-bedroom villa located in one of Ayia Napa’s most desirable areas. Set in a prime tourist and residential location, this property offers privacy, modern design, and excellent access to beaches, entertainment, and everyday amenities.

The villa features a spacious open-plan living and dining area, a contemporary kitchen, three comfortable bedrooms, and beautifully designed outdoor spaces. Enjoy relaxing days by your **private swimming pool** or entertain family and friends on the impressive **roof garden with a built-in BBQ area**, perfect for outdoor dining and enjoying the Cyprus sunshine.

The property’s exceptional location places you just **3 minutes’ drive from the beach** and only **1 minute away from Ayia Napa town centre**, while offering easy access to the highway and nearby destinations such as Protaras.

Key Features:

- Private swimming pool
- Spacious roof garden
- Built-in BBQ area
- Private outdoor area
- Covered parking
- Excellent rental potential (weekly & monthly)
- Bus services nearby
- Tourist and residential area

Location Highlights:

- 1 minute to Ayia Napa downtown
- 3 minutes to the beach
- 7 minutes to Protaras
- 30 minutes to Larnaca
- 55 km to Larnaca International Airport

Easy access to the highway

An excellent opportunity for those seeking a luxury holiday home, permanent residence, or a high-potential investment in one of Cyprus's most popular coastal destinations.

Contact us today to book your viewing!



