

Property Code:	A5842	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Thekla	Internal Area:	166 m²
Plot Area:	773 m²	Bedrooms:	5
Bathrooms:	4+	Year of construction:	2026
Status:	Newly completed	VAT:	+ VAT

Property features:

Air Conditioning	Basement	Detached	Fireplace
Furnished	Garden	Sea View	Swimming Pool

Description:

Luxury 5-Bedroom Seafront Villa for Sale in Ayia Thekla

Discover an exceptional **5-bedroom seafront villa** in the prestigious coastal area of **Ayia Thekla**, offering breathtaking panoramic views of the Mediterranean and an unparalleled beachfront lifestyle.

Set on a **773 m² plot**, this luxurious residence features **166 m² of covered living space** and an additional **58 m² basement**, thoughtfully designed to provide both comfort and functionality. The villa comprises **five spacious bedrooms** and **five elegant bathrooms**, making it ideal for family living or entertaining guests.

The bright, open-plan interiors seamlessly connect to the outdoor living spaces through expansive glass doors, creating a harmonious indoor-outdoor lifestyle. Outside, an impressive **overflow swimming pool** appears to merge with the horizon, providing the perfect setting to relax while enjoying uninterrupted sea views. The beautifully landscaped garden and spacious terraces offer ample room for sunbathing, al fresco dining, and entertaining.

Property Features:

- Prime seafront location with uninterrupted Mediterranean views
- 5 spacious bedrooms
- 5 modern bathrooms
- 166 m² covered area
- 58 m² basement
- 773 m² plot
- Private overflow swimming pool
- Landscaped garden and generous outdoor entertaining areas
- Bright open-plan living and dining spaces
- Ideal as a luxury permanent residence, holiday home, or investment property

Located in one of Cyprus' most desirable beachfront settings, this outstanding villa offers privacy, luxury, and direct access to the sea, while remaining just minutes from Ayia Napa Marina,

LUXURY 5-BEDROOM SEAFRONT VILLA IN AYIA THEKLA

€ 1 620 000
~~€ 1 900 000~~

restaurants, shops, and all essential amenities.



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