

**LUXURY DETACHED VILLA WITH  
BREATHTAKING SEA VIEWS LOCATED IN  
THE KOKKINES AREA OF AYIA...**

5 000 €/month

<b>Property Code:</b>	3033	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Famagusta	<b>Internal Area:</b>	200 m <sup>2</sup>
<b>Plot Area:</b>	384 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Heating:</b>	Central heating		

**Property features:**

Heating	Air Condition	Parking - Covered	Telephone Line
Furnished	Private Pool	Store Room	Laundry room
Solar panels for hot water	Double Glazing	Garden	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

**Description:**

<b>Rental duration</b>	Long-term rent
<b>Price</b>	5000/month <ul style="list-style-type: none"> <li>• Located in the Kokkines area of Ayia Napa</li> <li>• 5 min (1 km) from Ayia Napa centre</li> <li>• 5 min (1 km) from Paralimni</li> <li>• 25 min (45 km) from Larnaca International Airport</li> <li>• EASY access to highway network</li> <li>• Nearest beach: 1 km</li> <li>• Limassol 90 km</li> </ul>
<b>Location</b>	
<b>Floor</b>	3 stores (ground & first & basement)
<b>Building age</b>	2019
<b>Total house area</b>	190 m <sup>2</sup>
<b>Plot</b>	384 m <sup>2</sup>
<b>Total covered verandas</b>	41.20 m <sup>2</sup>
<b>Total uncovered verandas</b>	105.68 m <sup>2</sup>
<b>Garden</b>	Roof garden incl. Jacuzzi 51.75 m <sup>2</sup>
<b>Pool</b>	24.20 m <sup>2</sup>
<b>Bedrooms</b>	3 + 2 rooms in the basement for gym or office
<b>Bathrooms</b>	En-suite bathroom in all bedrooms
<b>Guest toilet</b>	1
<b>Air conditioning</b>	included
<b>Central Heating</b>	included
<b>White goods</b>	included
<b>Furnished/unfurnished</b>	furnished
<b>View</b>	Sea view Gated development
<b>Security</b>	Alarm system

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**Car parking (covered, uncovered)  
Others**

Covered 16.40 m<sup>2</sup>

This LUXURY detached villa with breathtaking SEA VIEWS, ROOF TERRACE and JACUZZI is located in an exclusive high-end residential area of Ayia Napa in a quite neighborhood.

Furnished to the high standard it offers 360-degree Ayia Napa and sea views from the large ROOF TERRACE. The closest beach is ideal for swimming as the blue Mediterranean Sea is so calm here.

**Short description**

Ground floor consists of spacious living area, kitchen and a guest toilet, while the first floor comes with 3 bedrooms and roof garden. Each of the three bedrooms has en-suite bathroom and its own balcony with beautiful views. Half of basement is devoted to the gym room; the other half is for an office, craft room or whatever you need!

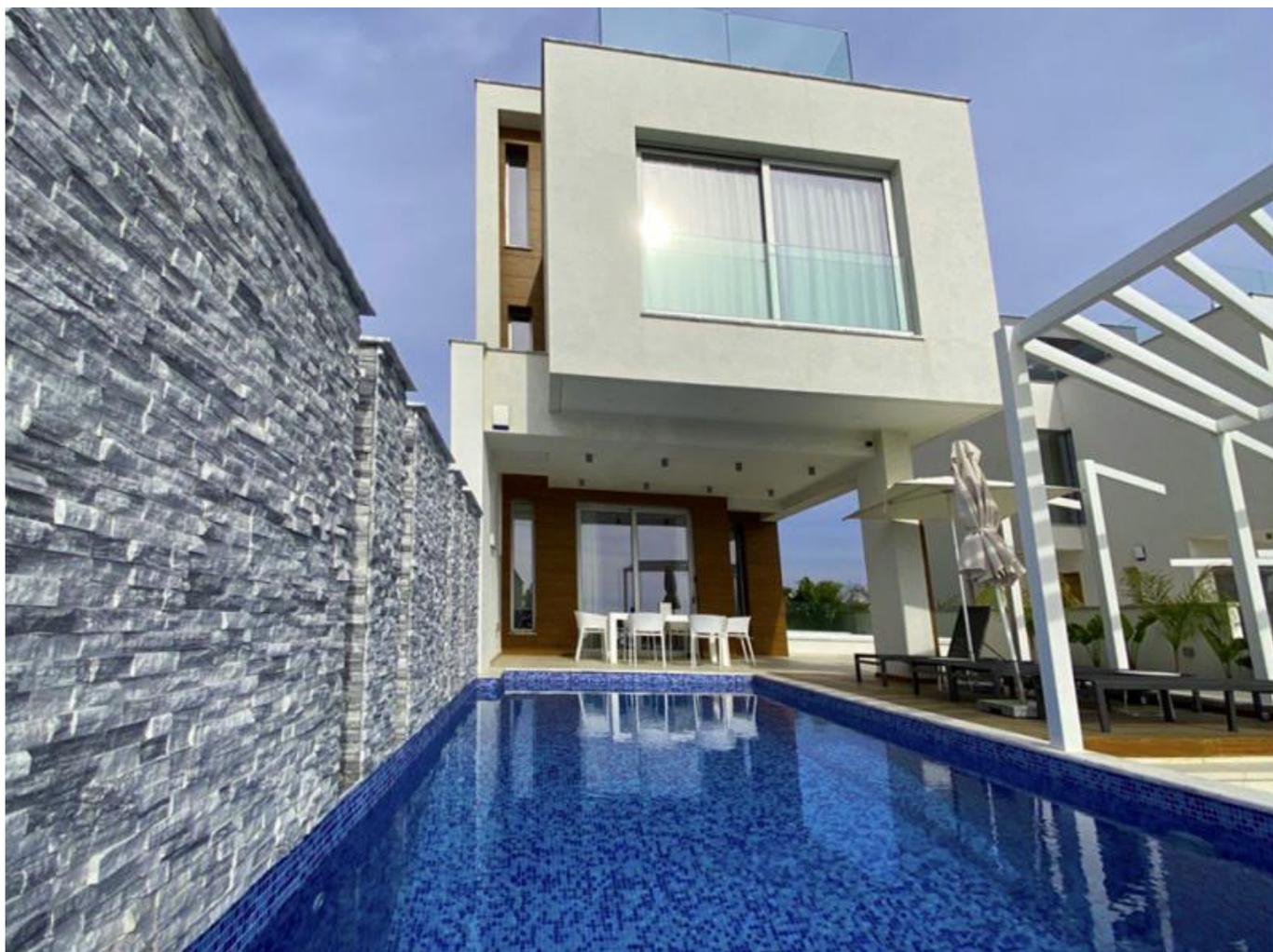
There is a pool complete with Roman steps on the side of the house.

The town of Ayia Napa and Paralimni with its banks, supermarkets, shops etc is 5 minutes drive away.

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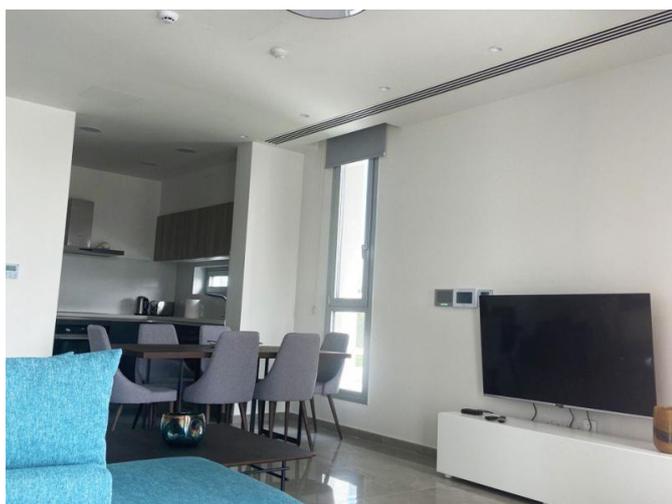
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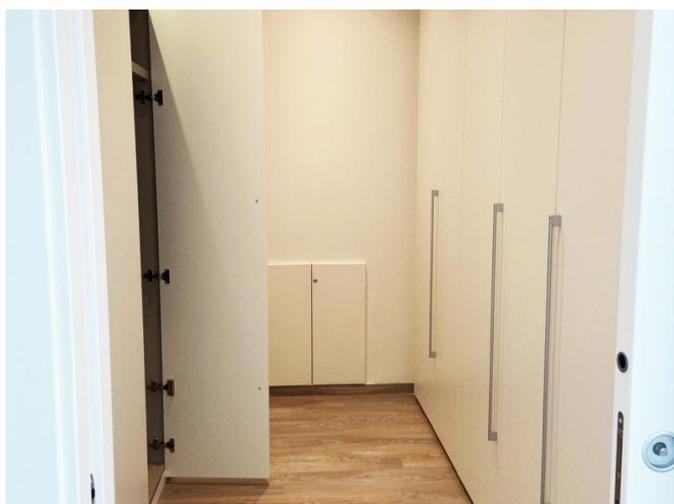
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