

<b>Код Объекта:</b>	A10438	<b>Тип:</b>	Продажа - House/Villa
<b>Местоположение:</b>	Фамагуста - Ayia Napa	<b>Площадь:</b>	150 м <sup>2</sup>
<b>Участок:</b>	450 м <sup>2</sup>	<b>Спальни:</b>	3
<b>Ванные:</b>	3	<b>Год постройки:</b>	2003
<b>Статус:</b>	Вторичный Рынок		

**Особенности недвижимости:**

Air Conditioning      Barbeque      Detached      Furnished

**Описание:**

## Escape to Your Own Private Oasis: Stunning 3-Bedroom Villa Near Nissi Beach

Imagine waking up to the Cypriot sun, stepping into your private garden, and taking a refreshing dip in your own swimming pool, all just moments away from the golden sands of Nissi Beach. This exceptional 3-bedroom villa in Ayia Napa makes that dream a reality.

**A Perfect Location**

Nestled in a prime location, this property offers the best of both worlds: a peaceful residential setting and proximity to Ayia Napa's famous attractions. The renowned Nissi Beach, with its crystal-clear waters and vibrant atmosphere, is only a short 1.5km drive away. You're also within easy reach of the town's exciting nightlife, restaurants, and amenities.

**Spacious & Comfortable Living**

Built in 2003 and well-maintained, this villa boasts a generous 150m<sup>2</sup> of covered living space on a large 450m<sup>2</sup> plot. The open-plan layout is bright and inviting, seamlessly connecting the living and dining areas to the outdoor space.

**Key Features:**

**Three Double Bedrooms:** All equipped with air-conditioning for year-round comfort.

**Private Swimming Pool:** Your own resort-style haven for relaxation and fun.

**Fully Furnished:** Move in with nothing but your suitcase. The villa is sold complete with modern furnishings.

**Ample Outdoor Space:** The large plot offers fantastic potential for gardening, al fresco dining, and creating your perfect outdoor retreat.

**Air-Conditioning Throughout:** Ensuring a cool and comfortable environment during the warm summer months.

## VILLA NEAR NISSI BEACH

€ 390 000

~~€ 420 000~~

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This villa is an ideal purchase for those seeking a permanent home, a lucrative holiday rental investment, or a perfect summer retreat. Don't miss this opportunity to own a piece of paradise in one of Cyprus's most sought-after locations.

**Ready to experience it for yourself? Contact us now to schedule a private viewing!**



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