

Код Объекта:	A9922	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Ayia Triada	Площадь:	180 м <sup>2</sup>
Участок:	580 м <sup>2</sup>	Спальни:	4
Ванные:	4+	Статус:	С планов
НДС:	+ VAT		

**Особенности недвижимости:**

Covered Parking	Detached	Сад	Roof Garden
Sea View	Swimming Pool		

**Описание:**

## Luxury 4-Bedroom Villa with Private Pool & Roof Garden - Just 110m from the Sea in Ayia Triada!

**Property Highlights:**

**Spacious & Elegant Living:** 180m<sup>2</sup> covered area + 38m<sup>2</sup> covered veranda + **84m<sup>2</sup> roof garden** with panoramic sea views.

**Prime Seafront Location:** Only **110m from the beach**, walking distance to amenities, and easy access to highways & main roads.

**Luxury Finishes:**

**5 Bathrooms** (including en suite)

**Granite countertops**, fitted wardrobes, ceramic tiles

**Combined kitchen/dining area**, open-plan living

**Double glazing & sound insulation** for comfort

**Pressurized water system**, guest WC

**Private Oasis:**

**7.3×3.5m swimming pool**

**Roof garden** with stunning sea & panoramic views

Quiet, desirable neighborhood

**Smart Security & Convenience:**

Alarm system, CCTV provision

**Strong Investment Potential:**

High rental demand (holiday or long-term)

Walking distance to beach, shops, and bus route

**Perfect for Luxury Living or a High-End Investment!**

This stunning villa combines modern elegance with an unbeatable location—ideal for those seeking a premium lifestyle near the sea.

**Contact us today to arrange a private viewing!**



