



## Contemporary 4 Bedroom Villa - Ayia Napa, Famagusta



### Agenten-Info

Name:	Thekla Papouri
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Name der Firma:	Elegant Cyprus Properties
Land:	Zypern
Erfahrung seit:	2000
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere
Telefon:	+357 (999) 730-34
Sprachen:	English, Greek
Webseite:	<a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 730,473.09

### Standort

Land:	Zypern
Veröffentlicht:	08.07.2025
Beschreibung:	

This magnificent villa is located in Ayia Napa, Famagusta.

Ayia Napa is one of Cyprus's most vibrant coastal resorts, known for its stunning beaches and crystal-clear waters. It offers a lively mix of nightlife, fine dining, and cultural landmarks like the iconic Ayia Napa Monastery. Perfect for both relaxation and entertainment, the area attracts visitors year-round. Its growing infrastructure and appeal make it a strong choice for both lifestyle and investment.



This stunning four-bedroom villa is part of an exclusive new development comprising just eight luxurious residences, offering a private and upscale living environment. Thoughtfully designed to combine comfort with elegance, the villa is ideal for both permanent residence and holiday retreat.

Upon entering, you are welcomed into a spacious open-plan layout that seamlessly connects the living, dining, and kitchen areas. Large patio doors flood the space with natural light and provide direct access to a covered veranda and the villa's private swimming pool—perfect for relaxing or entertaining. The ground floor also features a well-sized bedroom, a guest toilet with shower, and a convenient storage room.

Upstairs, the master bedroom includes an ensuite bathroom, while the two additional bedrooms share a stylish family bathroom.

A highlight of the villa is the private rooftop garden, offering a tranquil outdoor escape with stunning views—ideal for entertaining or unwinding under the stars.

Additional features include double-glazed windows, provisions for air conditioning and central heating, and a private covered parking area.

Surrounded by a beautifully landscaped garden, this villa offers an exceptional lifestyle in a peaceful yet well-connected location.

## **Features:**

- Provision for AC & Central Heating
- Provision Electric Storage Heaters
- Private Pool
- Roof Garden
- Private Covered Parking
- Double Glazed



- Pressured Water System

- Storage

## Distances:

- Walking distance to the beach
- Walking distance to amenities and facilities

Neu: Ja

## Allgemein

Schlafzimmer: 4  
Badezimmer: 3  
Fertige m<sup>2</sup>: 157 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.240.078



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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