



Luxury 5 Bed Villa For Sale in Ayia Napa Cyprus



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,554,754.4

Τοποθεσία

Χώρα:	Cyprus
Ταχυδρομικός κωδικός:	5330
Δημοσιεύθηκε:	23/12/2025
Περιγραφή:	Luxury 5 Bed Villa For Sale in Ayia Napa Cyprus

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Aggerona 11
Ayia Napa
5330
Cyprus

More information on the owners website here <https://www.luxurylistingscyprus.com/>

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Cyprus is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Adorned with luxury in every detail, Le-Touessrok 11 villa designed by the owner from scratch along with the award-winning architects – is a cotemporary modern villa designed by the owner from scratch. It



has to be one of the most luxurious & exquisite villas on the East coast of Cyprus.

Nestled amidst the captivating landscapes of Cape Greco National Park, the opulent Le-Touessrok 11 villa stands as a testament to the pinnacle of luxury living. This architectural masterpiece, meticulously crafted by its discerning owner in collaboration with renowned architects, redefines the essence of opulence, offering an unparalleled haven of tranquility and sophistication.

Upon entering the villa's private walled plot, one is immediately captivated by the grandeur of its 375 square meters of internal space, seamlessly blending contemporary elegance with the warmth of traditional Cypriot design. Five lavish en-suite bedrooms grace the interiors, each adorned with bespoke furnishings and a palette of soothing hues that evoke a sense of serenity.

The villa's pièce de résistance is its mesmerizing 15-meter swimming pool, which cascades gracefully into the breathtaking backdrop of Cape Greco National Park. As you bask in the warmth of the Cypriot sun, the panoramic vistas of the turquoise Mediterranean Sea and the verdant landscapes will undoubtedly leave you breathless.

For those seeking culinary excellence, the villa's state-of-the-art kitchen, boasting top-of-the-line Miele appliances and sleek Corian countertops, provides the perfect setting to unleash your inner chef. Whether you're preparing a gourmet feast or whipping up a quick snack, this culinary haven caters to every culinary whim.

Dedicated to wellness enthusiasts, the villa's fully equipped fitness room offers a sanctuary for invigorating workouts. Here, amidst the privacy of your own retreat, you can embark on a journey of physical rejuvenation, surrounded by the tranquility of your surroundings.

Soaring 6 meters high, the villa's expansive lounge exudes an air of grandeur, creating an ambiance of sophisticated relaxation. As you unwind in the plush comfort of the furnishings, the gentle breeze from the Mediterranean Sea will lull you into a state of pure bliss.

For those seeking cinematic entertainment under the stars, the villa's covered outdoor cinema room, equipped with a Bose Lifestyle 48 sound system, provides an unparalleled movie-watching experience. Gather your loved ones and immerse yourselves in the magic of cinema, surrounded by the enchanting ambiance of the night sky.

Unwind and socialize in the villa's Shisha lounge, complete with a gas fire pit for up to 12 guests. As you savor the aromatic flavors of Shisha, engage in lively conversations and create unforgettable memories with your companions.

Indulge in the ultimate aquatic experience as you immerse yourself in the villa's private 15-meter overflow infinity swimming pool. Let the gentle currents caress your body as you gaze upon the mesmerizing panorama of the Mediterranean Sea, creating an unforgettable symphony of relaxation and rejuvenation.

After a day of exploring the island's treasures, unwind in the villa's heated overflow 10-seater hot tub. Let



the soothing warmth of the water envelop you, easing away any lingering tensions and restoring a sense of pure tranquility.

The villa's established private gardens, brimming with an array of tropical trees and fragrant flora, provide a serene oasis of serenity. Stroll along the manicured pathways, immerse yourself in the tranquility of nature, and reconnect with your inner peace.

Accommodating up to two vehicles, the villa's 2-car garage ensures secure parking for your prized possessions. Additionally, five additional parking spaces and a large driveway enclosed by electric gates provide ample space for visitors and guests.

Le-Touessrok 11 is more than just a villa; it is a sanctuary of unparalleled luxury, where every detail has been meticulously crafted to surpass the expectations of even the most discerning clientele. This architectural masterpiece embodies the true essence of luxury living, offering an unparalleled haven of tranquility, sophistication, and refined elegance.

Investment opportunity with five five-year payment plans available and a guaranteed rental plan

The details for the payment plan you can see from here <https://luxurylistingscyprus.com/////pament.html>

The house is in the sought-after area of Cyprus with premiership football player neighbours and other international VIPs

Bitcoin is accepted as payment!!

ABOUT THE AREA

Ayia Napa is a Mediterranean resort town on the southeast coast of Cyprus, known for its beaches. The town's main landmark is the storied, Venetian-era Ayia Napa Monastery, which stands in the central square of Plateia Seferi, surrounded by bars and clubs. Freshly caught seafood is served at Ayia Napa Harbour's busy tavernas, while adjoining Pantachou Beach offers a stretch of golden sand.

Ayia Napa is a resort town on the south-east coast of Cyprus, which is a four-and-a-half-hour flight from the UK. It's known for being a bit of a party animal, thanks to its nightclubs, karaoke bars and foam parties. But it's also got a peaceful side, with cobbled streets, harbourside tavernas and a Medieval monastery.

Blue Flags flutter everywhere in Ayia Napa – all 14 beaches that spool the eight-kilometre coastline have got one. And each of them comes with its own personality. Makronissos Beach leads the way with watersports, while family-friendly Sandy Beach has gently shelving sand. And although not strictly a beach, the rocks by the harbour are perfect for a bit of peace and quiet.

Of course, Ayia Napa goes all out at night. If it's 2-for-1 drinks, buzzing clubs and foam parties you want, you'll find it here. But there are also plenty of trendy – and quieter – beach bars for chilled-out cocktails



by the sea. And it's surprisingly well-suited to families, too, with a good line-up of live entertainment and hypnotists.

The capital of Cyprus is just an hour away by car. You can explore the pretty old town within its sandstone Venetian walls, wander around the museums and churches and browse the fabric shops and jewellers. There are also lots of little cafés where you can stop for a reviving Cypriot coffee. As for shopping, the pedestrianised Laiki Geitonia area is top souvenir territory.

MAiN FEATURES:

- 375m² of living space
- 2043m² plot
- 5 Bedrooms
- 5 Bathrooms
- Stunning Views
- Private Parking
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Cyprus
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- LOCATED OVERLOOKING CAPE GREKO NATIONAL PARK
- KITCHEN WITH APPLIANCES BY MIELE WITH CORIAN TOPS
- FULLY EQUIPPED FITNESS ROOM
- 6M HIGH CEILINGS IN LOUNGE
- COVERED OUTDOOR CINEMA ROOM WITH BOSE LIFESTYLE 48
- SHISHA LOUNGE WITH GAS FIRE PIT FOR 12 PERSONS +
- 15M PRIVATE OVERFLOW INFINITY SWIMMING POOL
- HEATED OVERFLOW 10 SEATER HOT TUB
- ESTABLISHED PRIVATE GARDENS WITH TROPICAL TREES
- 2 CAR GARAGE
- 5 PARKING SPACES PLUS LARGE DRIVE INSIDE ELECTRIC GATES
- THIS ONE IN A MILLION VILLA ASPIRES THE DESIRE FOR TRUE LUXURY IN ALL

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Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	375 τ.μ
Μέγεθος αυλής:	2043 τ.μ

Lease terms

Date Available:



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