



## listing

## اطلاعات مشاور املاک

ArKadia

نام:

نام شرکت:

United Kingdom

کشور:

تلفن ثابت:

Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish

Languages:



## توضیحات آگهی

آگهی برای:

قیمت:

فروش

USD 6,124,970.58

## اطلاعات مکانی

کشور:

استان:

شهر:

تاریخ آگهی:

توضیحات:

Cyprus

Ammochostos

Famagusta

2021/01/27

Luxury 3 bedroom, 3 bathroom beach villa on Ayia Napa Marina - MAA105DP.

Located on the west of the peninsula, this villa is designed to offer residents a truly classy and modern environment for living with comfortable interiors, lush gardens, an infinity edge pool and spectacular unobstructed views of the Mediterranean Sea. The villa has spacious open-plan living area, finished with the finest materials, fittings and fixtures and is comprised of four levels:

1. The ground level features the main reception area, living and dining rooms, kitchen, guest WC, spacious covered and uncovered verandas, a private deck with an infinity edge swimming pool and private parking.
2. The bedrooms with en suite bathrooms and covered verandas are located on the first floor.
3. A kitchen bench and uncovered veranda complete the roof garden area.
4. The lower level has a large multi-purpose room and opens out into private sunken gardens and courtyards.

Delivery September 2023

Advertise price excludes VAT.

AYIA THEKLA

Ayia Thekla is an up and coming area of the East Coast of Cyprus lies just 6 km west of the cosmopolitan



resort of Ayia Napa and half an hour from Larnaca City. Although historically it has been primarily a residential area, this is changing with new hotels, the development of Potamos Harbour and the upgrading of the beaches. Since formation the area has been popular with families and many of the villas are used for holiday rentals due to their close proximity to the sea, quiet location and ease of access to Ayia Napa, Protaras and Larnaca.

The church at Ayia Thekla is one of the most photographed spots in Eastern Cyprus as it overlooks a clear blue lagoon protected by a small island, making the water very calm. With the pale sands, this is the first of many beautiful beaches around the southern tip. It is also within easy access of the new Marina in Ayia Napa and Waterworld Water Park.

If you are looking for a quiet area in walking distance to the sea but away from the hustle and bustle then Ayia Thekla is a perfect choice.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

## اطلاعات عمومی

3 اتاق خواب:  
3 اتاق خواب:  
885 متر زیر بنا:

## Building details

بله  
1  
Pool  
Parking:  
Number of Garages:  
Outdoor Amenities:

## Lease terms

Date Available:

## اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/BOJJ-T199/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BOJJ-T199/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

2460 IMLIX ID:

