



#10371

# Luxurious Beachfront 6 Bedroom Villa in Ayia Napa (10371)

📍 Ayia Napa, Famagusta

€2,884,000 +VAT










# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 6		 293 m <sup>2</sup>	
Type	Detached Villa				
Toilets	6				
Plot	834 m <sup>2</sup>				
Covered veranda	47 m <sup>2</sup>				
Uncovered veranda	83 m <sup>2</sup>				
Status	Under construction				
Year of construction	2025				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

Luxurious Beachfront 6 Bedroom Villa in Ayia Napa (10371)

Prices starting from: 2,884,000€ + vat  
Delivery: 05/2025 (Under Construction)

Embark on a journey to coastal luxury and tranquility at this exclusive beachfront villa project in Ayia Napa.

Nestled along the pristine shoreline, this visionary development introduces two exquisite villas that redefine the essence of seaside living, offering an unrivalled lifestyle that merges contemporary elegance with the soothing embrace of the Mediterranean Sea.

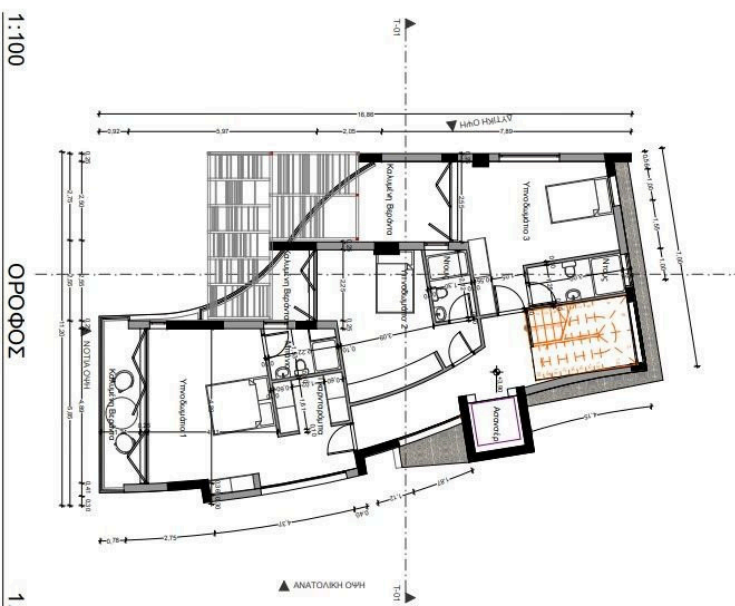
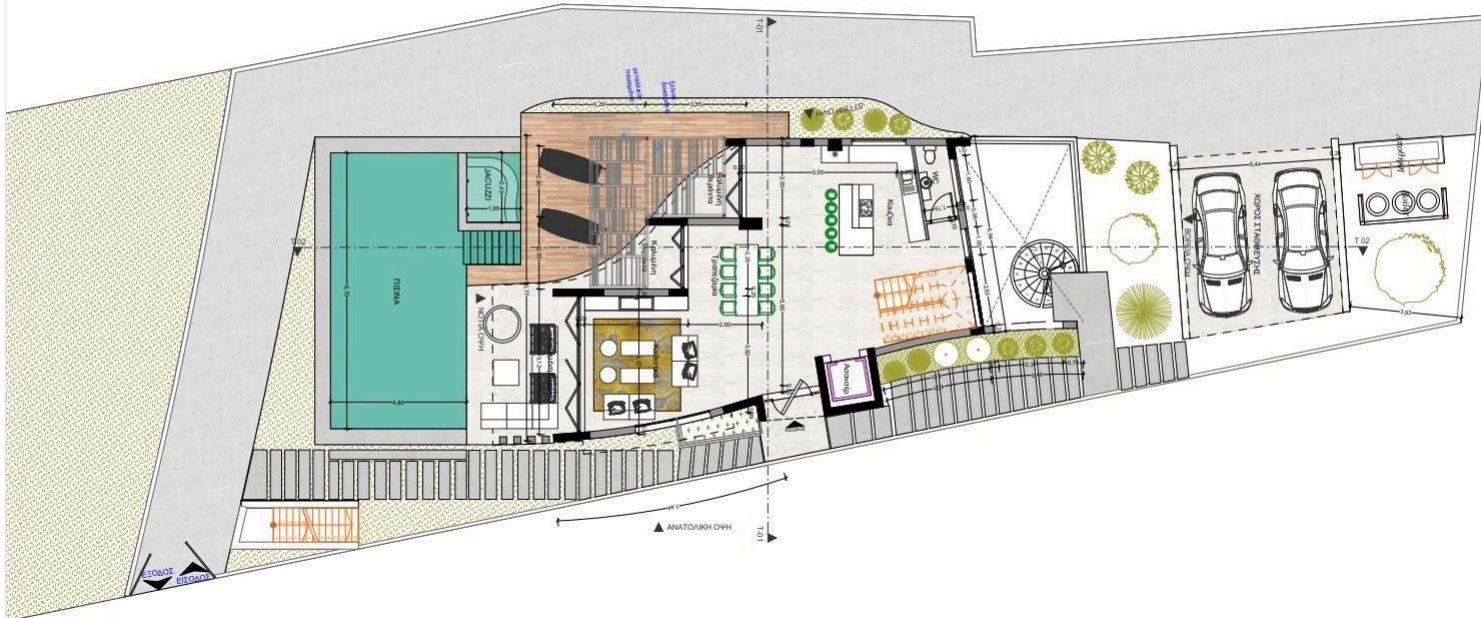
Each villa features 4 spacious bedrooms, 6 bathrooms, a rooftop garden with a jacuzzi, and a swimming pool. With covered internal area of 293 sq.m , veranda of 47 sq.m , uncovered veranda 83 sq.m , and plot size of 834 sq.m .

In the lower floor, you'll find a bedroom that exudes relaxation and a well-appointed bathroom. A convenient storage room complements the space, while the living area invites you to unwind in style.

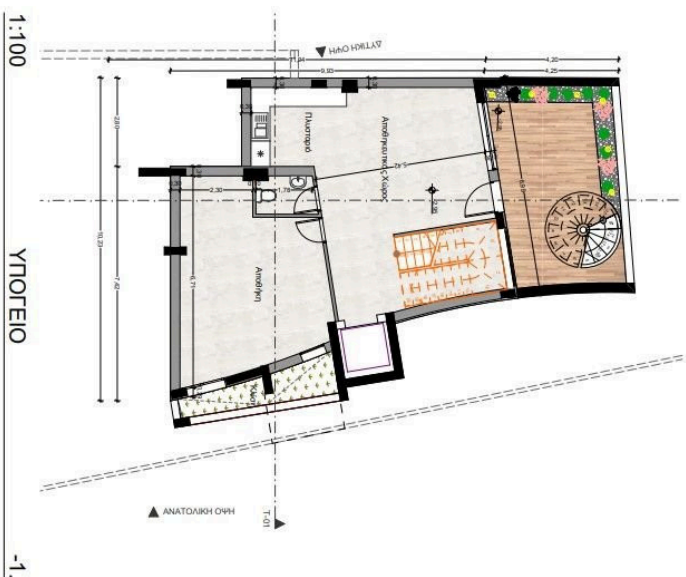
The ground floor unfolds into a seamless expanse of sophistication, merging an open plan kitchen, a spacious dining area, and a welcoming living room. A guest WC adds convenience, and the outdoor deck, nestled beside the inviting pool and jacuzzi, extends a warm invitation to bask in the sun's embrace. The lounge area is perfect for sipping refreshing cocktails while absorbing the majestic view of the turquoise waters of the sea.



# Floor plans



1.100  
ΟΡΟΦΟΣ  
1.



1.100  
ΥΠΟΓΕΙΟ  
-1.



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Outdoor shower

Pool, Private

Storage

Elevator

Landscaped garden

Parking, Garage, double

Solar photovoltaic panels  
(provision)

Gated complex

Maid's room

Pergola

Solar water heater

## Features

Balcony

Bright

Ceramic tiles

Easy access to main roads

Energy efficient doors/windows

Garden

Guest WC

Luxury specifications

Parquet flooring

Sea front

Shutters

Thermal insulation

Walk-in closet

Barbeque

CCTV

Connected to electric mains

En suite bathroom

Entrance gate

Garden, large

Jacuzzi

Modern design

Pipe-in-pipe plumbing system

Sea view

Shutters, electric

Veranda

Walking distance to beach

Bath

CCTV (provision)

Double glazing

En suite shower

Fitted wardrobes

Granite countertops

Laundry room

Openings in opposite sides

Pressurized water system

Shower

Smart home automation (provision)

Veranda, large



# Distances

Amenities

 1 km

Airport

 44 km

Sea

 70 m

Public transport

 1.2 km


Resort

 600 m

# Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

