



#10734

Stunning Modern 3-bedroom Villa for Sale – Luxury Living in a Prime Location! (10734)

📍 Paralimni, Famagusta

€370,000 +VAT





Overview

Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 140.6 m²

Type	Detached Villa
Toilets	1
Plot	351 m²
Covered veranda	20 m²
Status	Off plan

Year of construction	2026
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

Stunning Modern 3-bedroom Villa for Sale – Luxury Living in a Prime Location! (10734)

This stunning three-bedroom detached villa is designed to offer a luxurious and energy-efficient lifestyle. Showcasing a sleek, contemporary architectural style, the residence features a striking geometric façade and expansive double-glazed windows that flood the interiors with natural light.

With a covered area of 140.6 sqm and an additional 16 sqm covered veranda, this villa provides ample space for modern living. High-end finishes include premium ceramic or marble flooring, elegant marble stairs, and a built-in kitchen with a stylish granite worktop. The layout offers an en suite bathroom, a total of three WC/bathrooms, and a pressurized water system for enhanced comfort.

Designed for sustainability, the villa boasts an A-rated energy classification, split-unit air conditioning installations, and photovoltaic panels for maximum energy efficiency. For those seeking an added touch of luxury, an optional overflow swimming pool is available.

Ideally located, this exceptional home is just 45km from the airport, 3km from the sea, 700m from schools, 200m from public transportation, and 300m from key amenities. Additional features such as a roof garden and covered parking complete this elegant and functional residence, making it the perfect blend of modern design, comfort, and convenience.



Floor plans

FIRST FLOOR



GROUND FLOOR



Additional information

Facilities

Aircondition, Provision

Heating, Provision

Parking, Covered

Solar photovoltaic panels

Solar water heater

Storage

Features

Balcony

Bright

CCTV

CCTV (provision)

Combined kitchen and dining area

Connected to electric mains

Double glazing

En suite bathroom

Entrance gate

Entrance gate, automated

Garden

Modern design

Pressurized water system

Roof garden

Veranda

Distances

Amenities



300 m

Airport



45 km

Sea



3 km

Public transport



200 m

Schools




700 m

Contact us



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