



#10735

# Stunning Modern 3-bedroom Villa for Sale – Luxury Living in a Prime Location! (10735)

📍 Paralimni, Famagusta

€360,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 140.6 m <sup>2</sup>	
Type		Detached Villa			
Toilets		1			
Plot		351 m <sup>2</sup>			
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! (10735)

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

Solar photovoltaic panels

Heating, Provision

Solar water heater

Parking, Covered

Storage

## Features

Bright

En suite bathroom

Quiet area

Double glazing

Garden

Roof garden

Easy access to main roads

Pressurized water system

Veranda

## Distances

Amenities



300 m

Airport



45 km

Sea



3 km

Public transport



200 m

Schools



700 m

## Contact us



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