



#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		Year of construction	
Toilets		1		Furnished	
Plot		351 m <sup>2</sup>		Structure	
Covered veranda		20 m <sup>2</sup>		Facade	
Status		Off plan		Energy efficiency rating	
				2026	
				Unfurnished	
				Concrete	
				Concrete	
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## 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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