



#10844

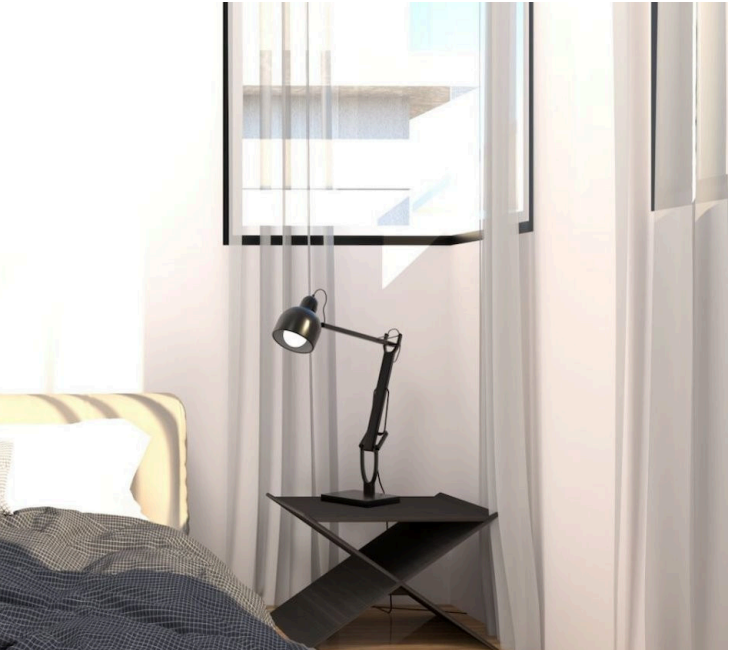
# Amazing 4 Bedroom Villa 50M From The Beach in Paralimni Area (10844)

📍 Paralimni, Famagusta

€1,400,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 180 m <sup>2</sup>	
Type		Detached Villa		Furnished	Unfurnished
Toilets		4		Structure	Concrete
Plot		449 m <sup>2</sup>		Facade	Concrete
Status		Off plan		Energy efficiency rating	 A+

## Description

Amazing 4 Bedroom Villa 50M From The Beach in Paralimni Area (10844)

A rare gem nestled in the sought-after Ayia Triada area, this exquisite villa epitomizes luxury living with coastal serenity. Perfectly positioned to offer uninterrupted sea views, this property is a masterpiece of refined elegance and contemporary architecture.

As you step inside, you are welcomed by an expansive open-plan layout that seamlessly blends the kitchen, living and dining areas. With luxury specifications throughout, a delight for living a refined and luxurious coastal experience. Double-glazed natural windows allow an abundance of natural light to enter the property, creating a warm and inviting ambience.

The first floor hosts the bedrooms, your own private retreat that invites your for your moments or relaxation. Further up, a spacious roof garden, promises breathtaking panoramic sea views. The outdoor space is nothing short of spectacular.

A beautiful green area surrounds a pristine overflow swimming pool, providing a tranquil oasis. Whether you are lounging by the pool or hosting an alfresco gathering in the barbeque area, the outdoor area is designed for relaxation and enjoyment.

The refined taste, breathtaking sea views and all extra features of modern luxurious living create an extraordinary appeal for this home. Indulge in the luxury of seaside living with this magnificent villa, where every detail has been thoughtfully curated to offer an unparalleled lifestyle experience in one of the most desirable locations on the coast.



# Additional information






## Facilities

Aircondition, Provision	Gated complex	Heating, Provision
Landscaped garden	Parking, Covered	Pool, Private, overflow
Solar water heater	Storage	

## Features

Alarm system	Alarm system (provision)	Balcony
Bright	CCTV	CCTV (provision)
Ceramic tiles	Combined kitchen and dining area	Connected to electric mains
Double glazing	Easy access to highway	Easy access to main roads
En suite shower	Energy efficient doors/windows	Entrance gate
Entrance gate, automated	Garden	Garden, large
Granite countertops	Guest WC	Internal stairs
Investment opportunity	Luxury specifications	Marble stairs
Modern design	Near amenities	Near bus route
Open plan	Panoramic view	Pipe-in-pipe plumbing system
Pressurized water system	Quiet area	Rental potential
Roof garden	Sea view	Shower
Sound insulation	Spacious rooms	Thermal insulation
Veranda	Veranda, large	Walking distance to beach

## Distances

Amenities  850 m	Airport  45 km	Sea  50 m
Public transport  700 m	Schools  5 km	



# Contact us



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