



#10844

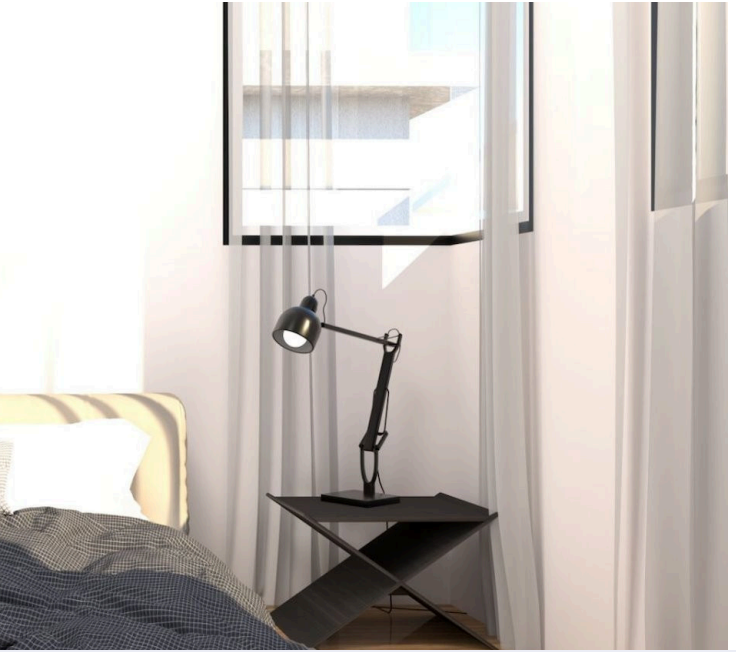
# Amazing 4 Bedroom Villa 50M From The Beach in Paralimni Area (10844)

📍 Paralimni, Famagusta

€1,400,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 180 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		449 m <sup>2</sup>			
Covered veranda		28 m <sup>2</sup>			
Roof garden		85 m <sup>2</sup>			
Covered parking		18 m <sup>2</sup>			
Status		Off plan			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
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



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar water heater

Gated complex

Parking, Covered

Storage

Heating, Provision

Pool, Private, overflow

## Features

Alarm system

Bright

Ceramic tiles

Double glazing

En suite shower

Entrance gate, automated

Granite countertops

Investment opportunity

Modern design

Open plan

Pressurized water system

Roof garden

Sound insulation

Veranda

Alarm system (provision)

CCTV

Combined kitchen and dining area

Easy access to highway

Energy efficient doors/windows

Garden

Guest WC

Luxury specifications

Near amenities

Panoramic view

Quiet area

Sea view

Spacious rooms

Veranda, large

Balcony

CCTV (provision)

Connected to electric mains

Easy access to main roads

Entrance gate

Garden, large

Internal stairs

Marble stairs

Near bus route

Pipe-in-pipe plumbing system

Rental potential

Shower

Thermal insulation

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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