



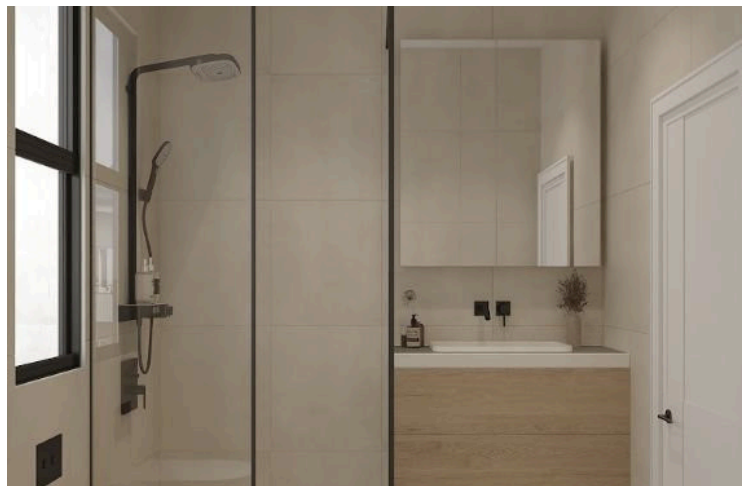
#12199

# Modern Ayia Napa Villa with Sea View Pool (12199)

📍 Ayia Napa, Famagusta

€735,000 +VAT





# Overview

## Specifications

Bedrooms

 5

Bathrooms

 3

Covered

 183 m<sup>2</sup>

Type **Semi-Detached Villa**

Toilets **4**

Plot **329 m<sup>2</sup>**

Covered veranda **35 m<sup>2</sup>**

Roof garden **32 m<sup>2</sup>**

Covered parking **9 m<sup>2</sup>**

Status **Off plan**

Year of construction **2027**

Furnished **Unfurnished**

Structure **Concrete**

Facade **Concrete**

Energy efficiency rating  **A**

## Description

Modern Ayia Napa Villa with Sea View Pool (12199)

Discover modern Mediterranean living in this beautifully designed semi-detached villa located in the vibrant coastal town of Ayia Napa. Currently under construction with completion set for 2027, this contemporary home offers a generous 183 m<sup>2</sup> of internal living space across three thoughtfully planned levels, including a versatile basement—ideal for extra bedrooms, a media room, or a private gym.

The villa boasts five spacious bedrooms and three sleek bathrooms, making it an excellent choice for families or those who love to entertain. Designed with a focus on natural light, sea views, and flow, the interiors are open and airy, connecting seamlessly to the expansive outdoor areas.

Step outside to your own private swimming pool, sun-soaked terrace, and landscaped garden—perfect for al fresco dining, relaxation, or hosting guests in style. The property is offered unfurnished, giving you the freedom to personalize your dream home from the ground up.

Property Highlights:

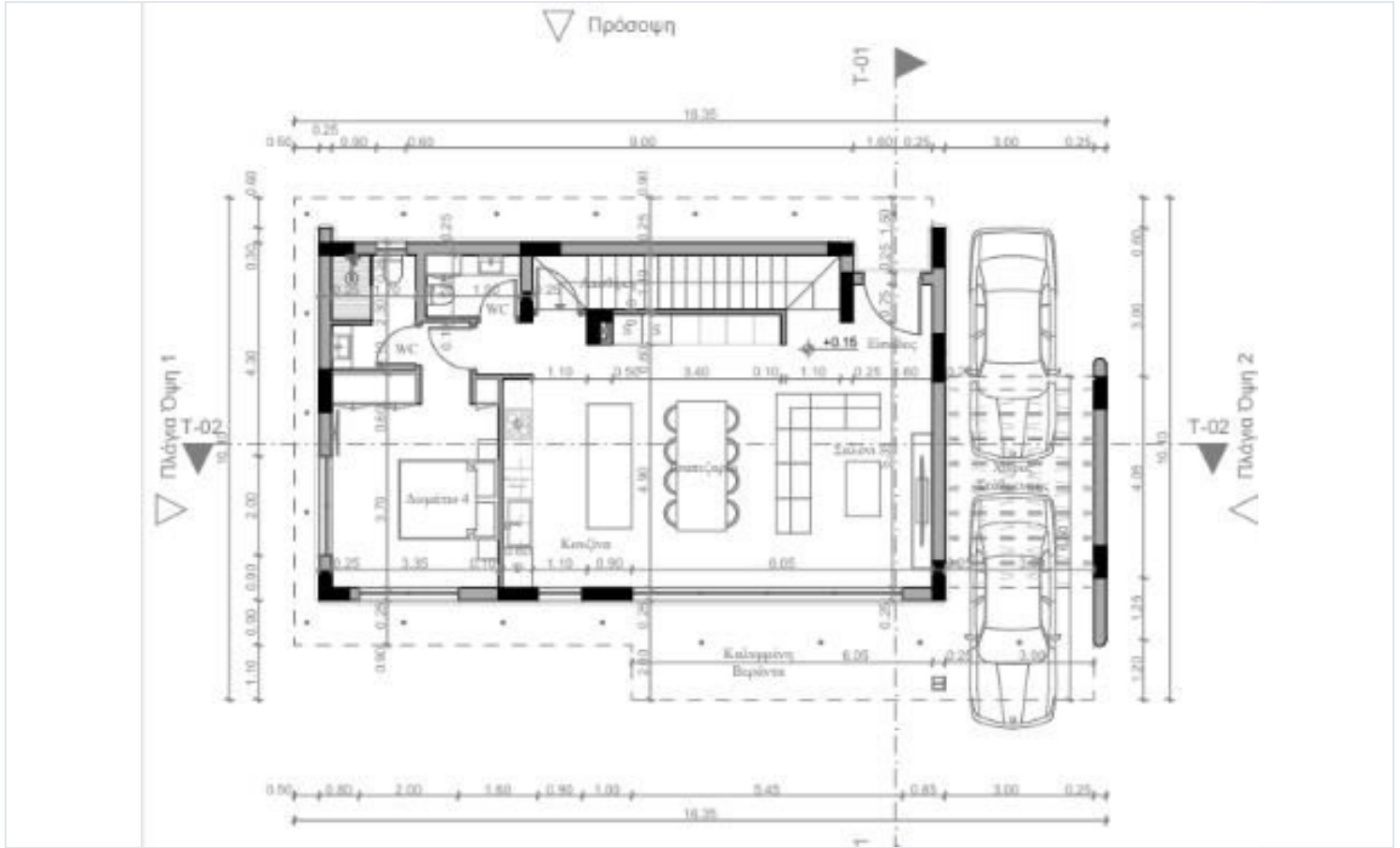
183 m<sup>2</sup> internal space

5 bedrooms | 3 bathrooms

3 levels including a basement



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Pergola

Heating, Provision

Pool, Private

Parking, Garage

Storage

## Features

Barbeque

Guest WC

Roof garden

Thermal insulation

Double glazing

Kitchen appliances

Satellite TV

Walking distance to beach

En suite bathroom

Pressurized water system

Sea view

## Distances

Amenities

 800 m

Airport

 55 km

Sea

 1.3 km

Public transport

 2.5 km

Schools

 1.6 km


Resort

 300 m

## Contact us



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