



#12201

Modern Ayia Napa Villa with Sea View Pool (12201)

📍 Ayia Napa, Famagusta





€645,000 +VAT





Overview

Specifications

Bedrooms	Bathrooms	Covered
 4	 3	 157 m ²
Type	Semi-Detached Villa	
Toilets	3	
Plot	327 m ²	
Status	Off plan	
Year of construction	2027	
Furnished	Unfurnished	
Structure	Concrete	
Facade	Concrete	
Energy efficiency rating	 A	

Description

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Introducing a stylish semi-detached villa in the highly desirable area of Ayia Napa, offering the perfect blend of modern design, generous space, and stunning sea views. This off-plan property is set for completion in 2027 and presents a rare opportunity to own a brand-new home just moments from Cyprus’s most iconic coastline.

Spanning 157 m² of thoughtfully designed internal space across three levels, this elegant home features four spacious bedrooms and three contemporary bathrooms, making it ideal for families, professionals, or investors seeking a high-quality coastal residence.

A private basement offers additional flexibility—perfect for storage, a home gym, cinema room, or guest suite. The open-plan living areas are filled with natural light thanks to large windows, and they open out to a private swimming pool and sun terrace—ideal for entertaining or relaxing under the Mediterranean sun. The elevated position offers panoramic sea views that can be enjoyed year-round.

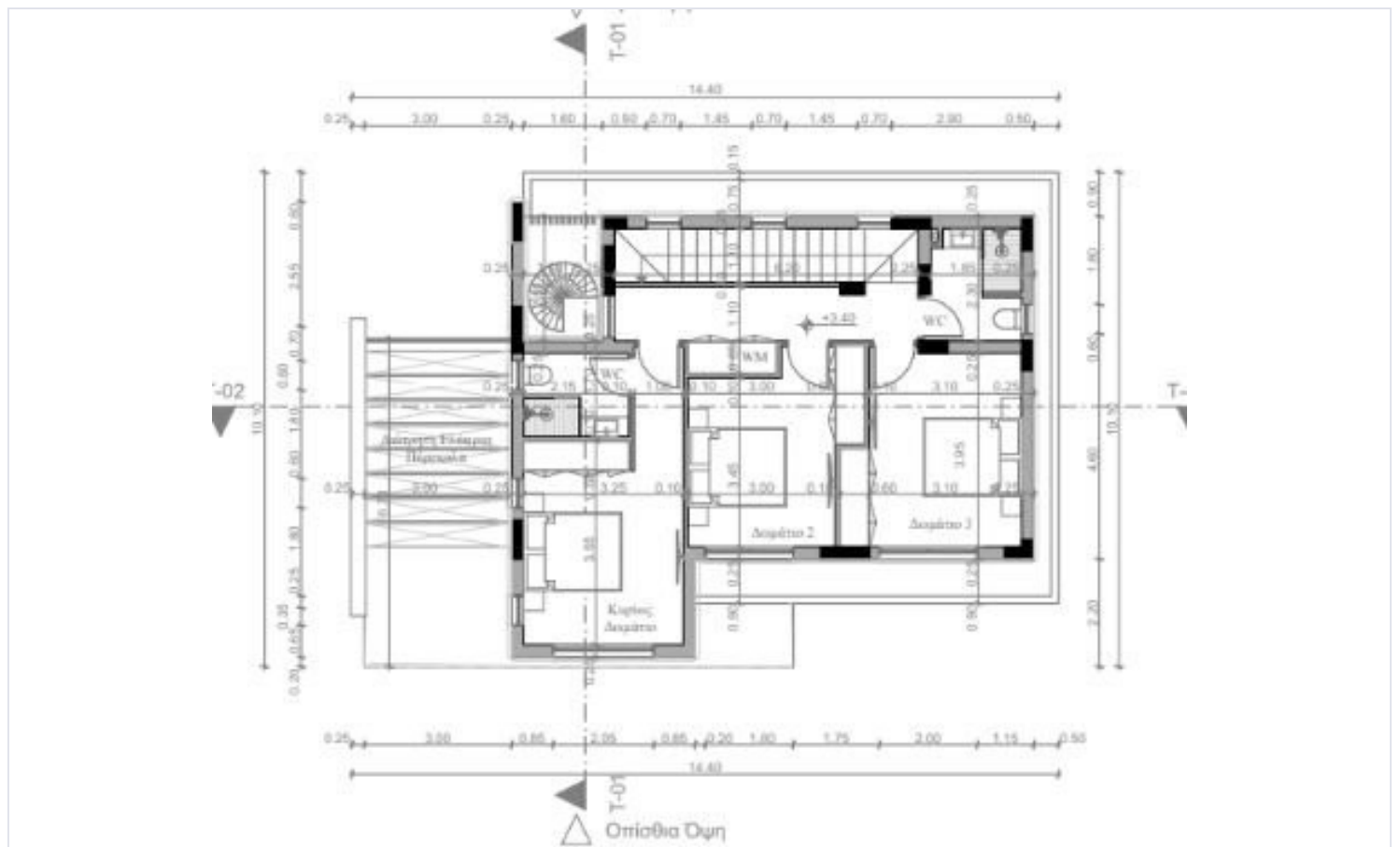
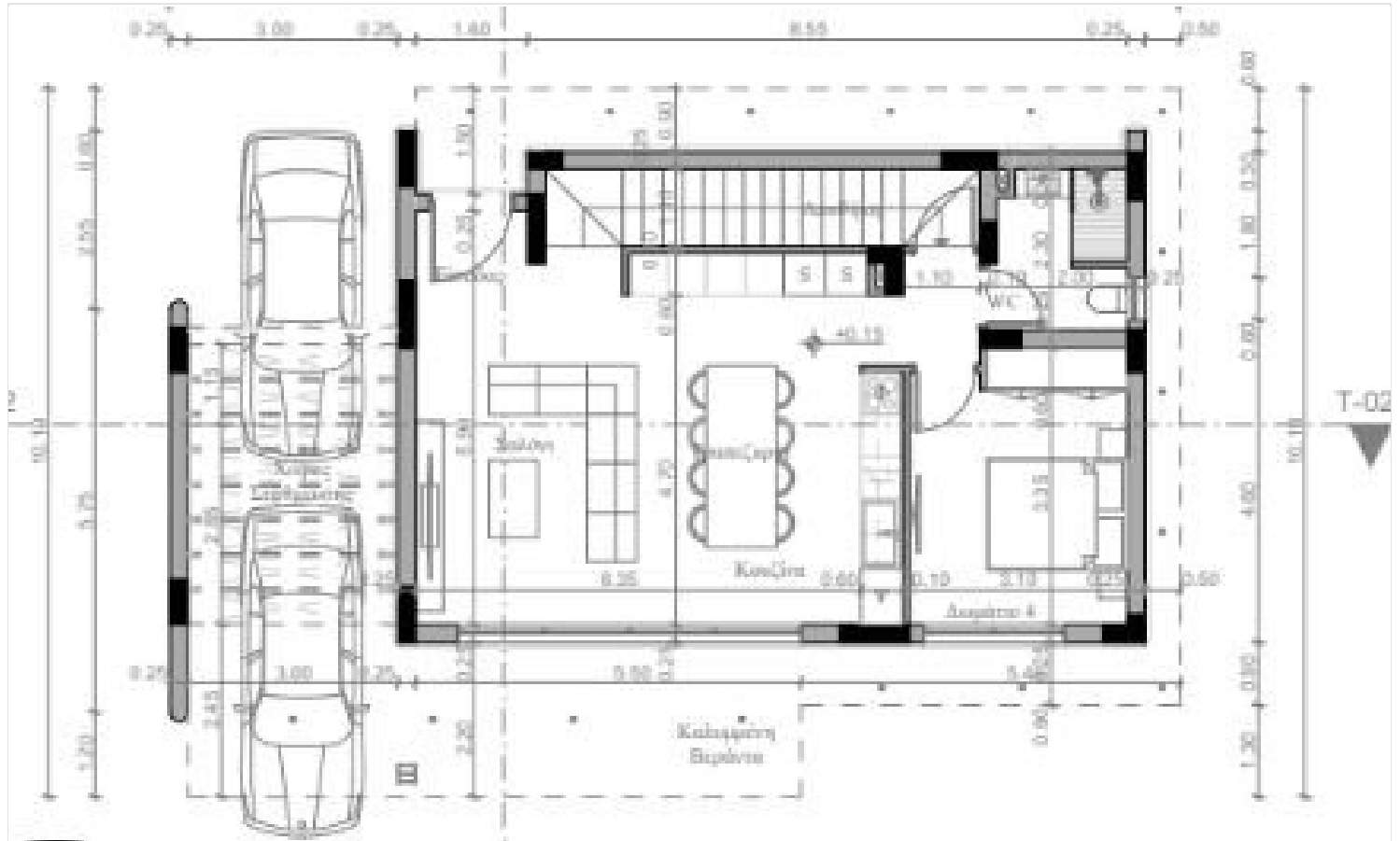
Property Features:
157 m² of internal space

4 bedrooms | 3 bathrooms

Private basement



Floor plans



Additional information

Facilities

Aircondition, Provision

Pergola

Heating, Provision

Pool, Private

Parking, Garage

Storage

Features

Barbeque

Kitchen appliances

Satellite TV

Walking distance to beach

Double glazing

Pressurized water system

Sea view

En suite bathroom

Roof garden

Thermal insulation

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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