



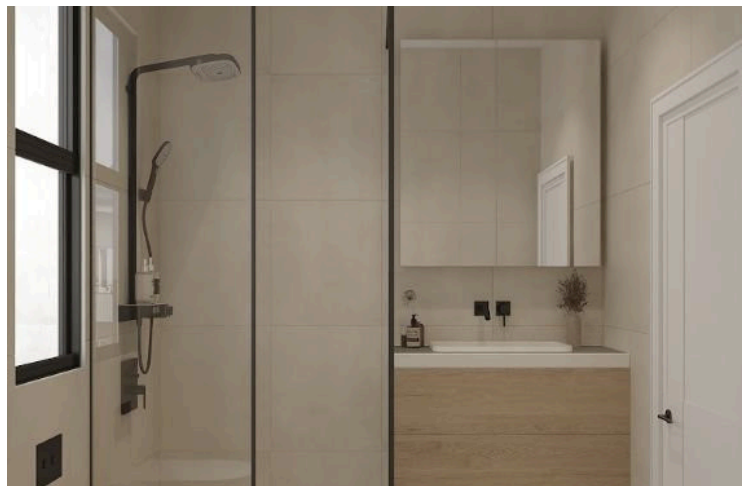
#12202

# Modern Ayia Napa Villa with Sea View Pool (12202)

📍 Ayia Napa, Famagusta

€630,000 +VAT





# Overview

## Specifications

Bedrooms



4

Bathrooms



3

Covered



157 m<sup>2</sup>

Type	<b>Link-Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>300 m<sup>2</sup></b>
Covered veranda	<b>32 m<sup>2</sup></b>
Roof garden	<b>20 m<sup>2</sup></b>
Covered parking	<b>10 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2027</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Modern Ayia Napa Villa with Sea View Pool (12202)

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 m<sup>2</sup> 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:

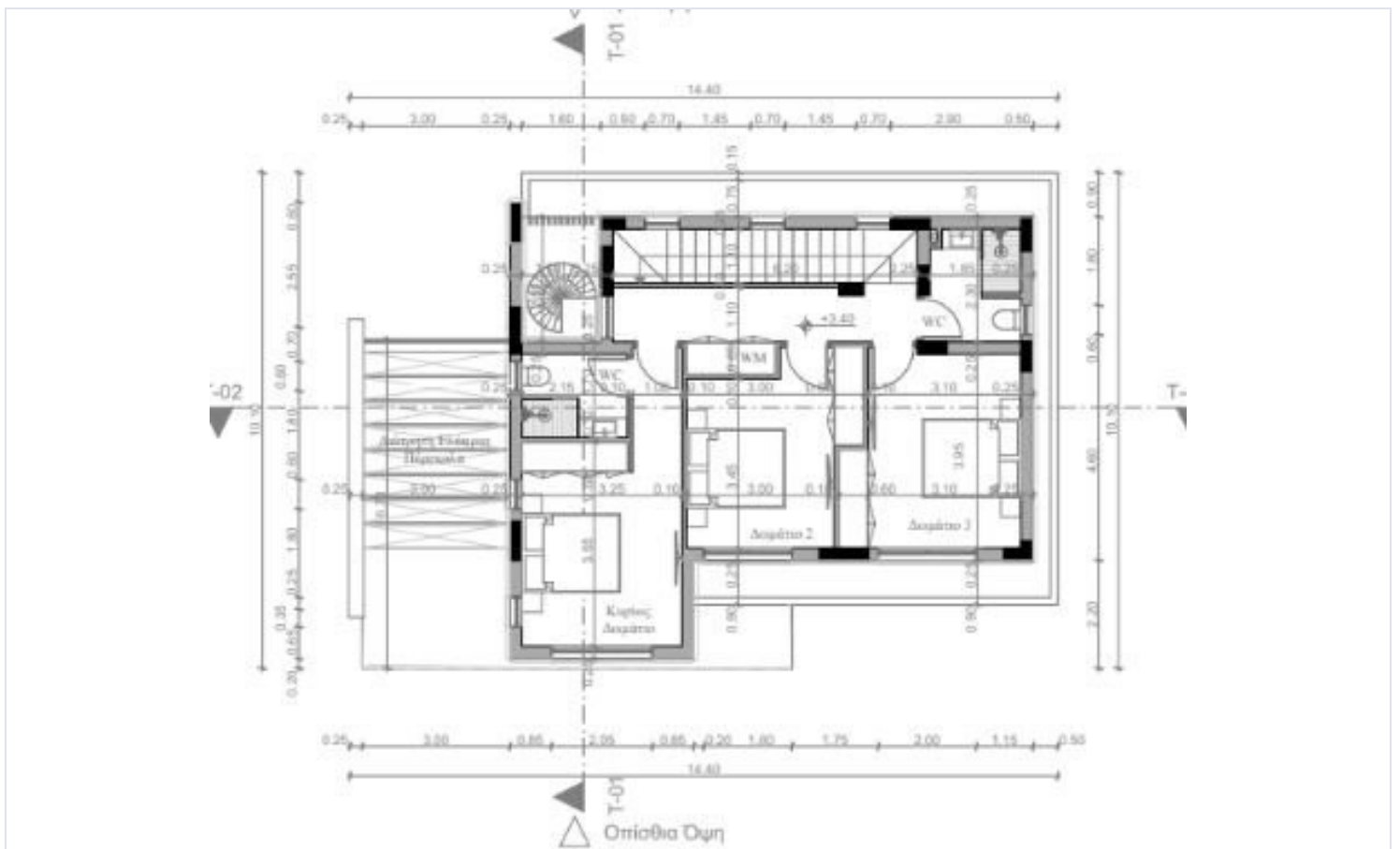
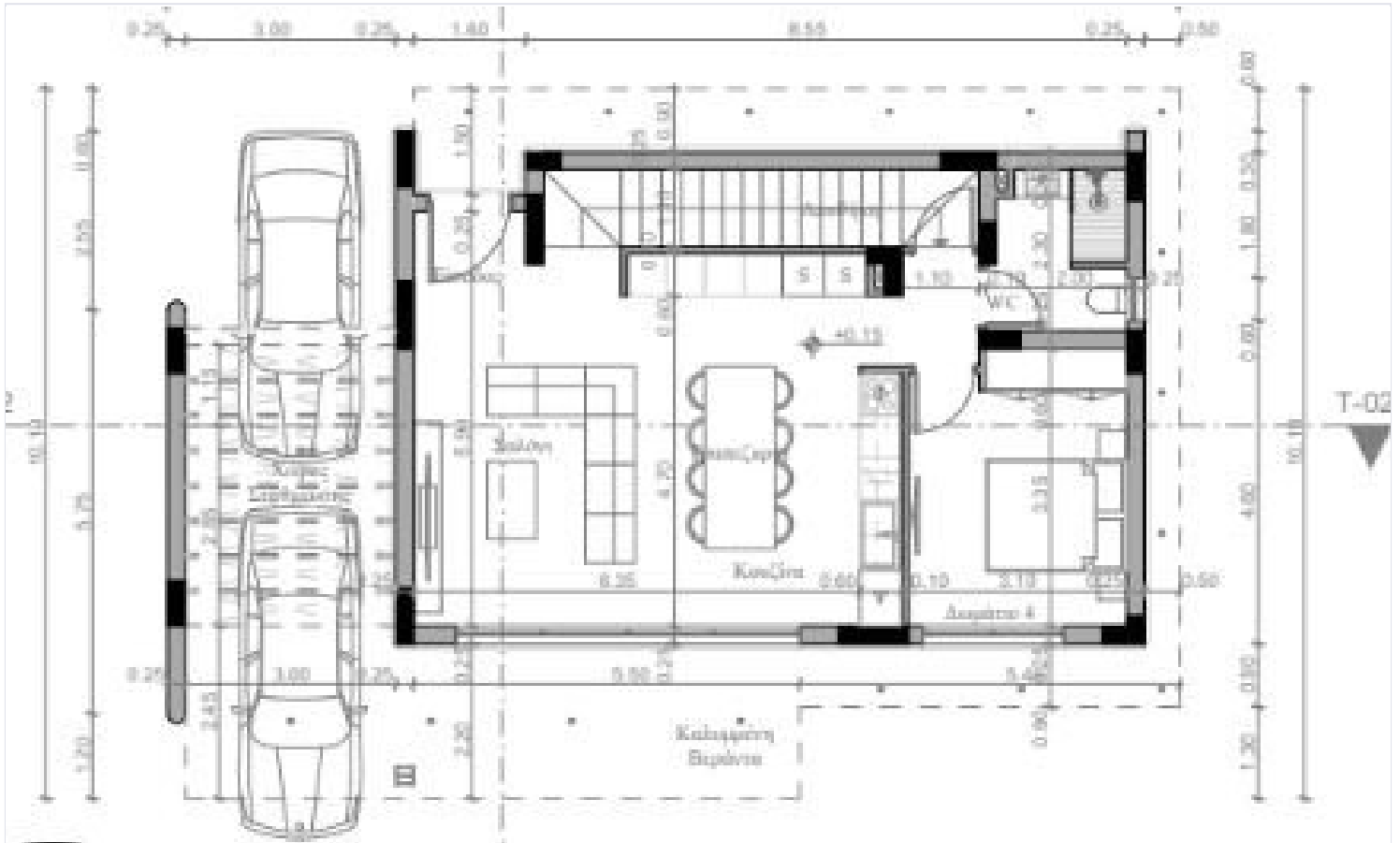
157 m<sup>2</sup> of internal space

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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