



#12204

# Modern Ayia Napa Villa with Sea View Pool (12204)

📍 Ayia Napa, Famagusta





€650,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 157 m <sup>2</sup>	
Type	Link-Detached Villa				
Toilets	3				
Plot	299 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 (12204)

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.

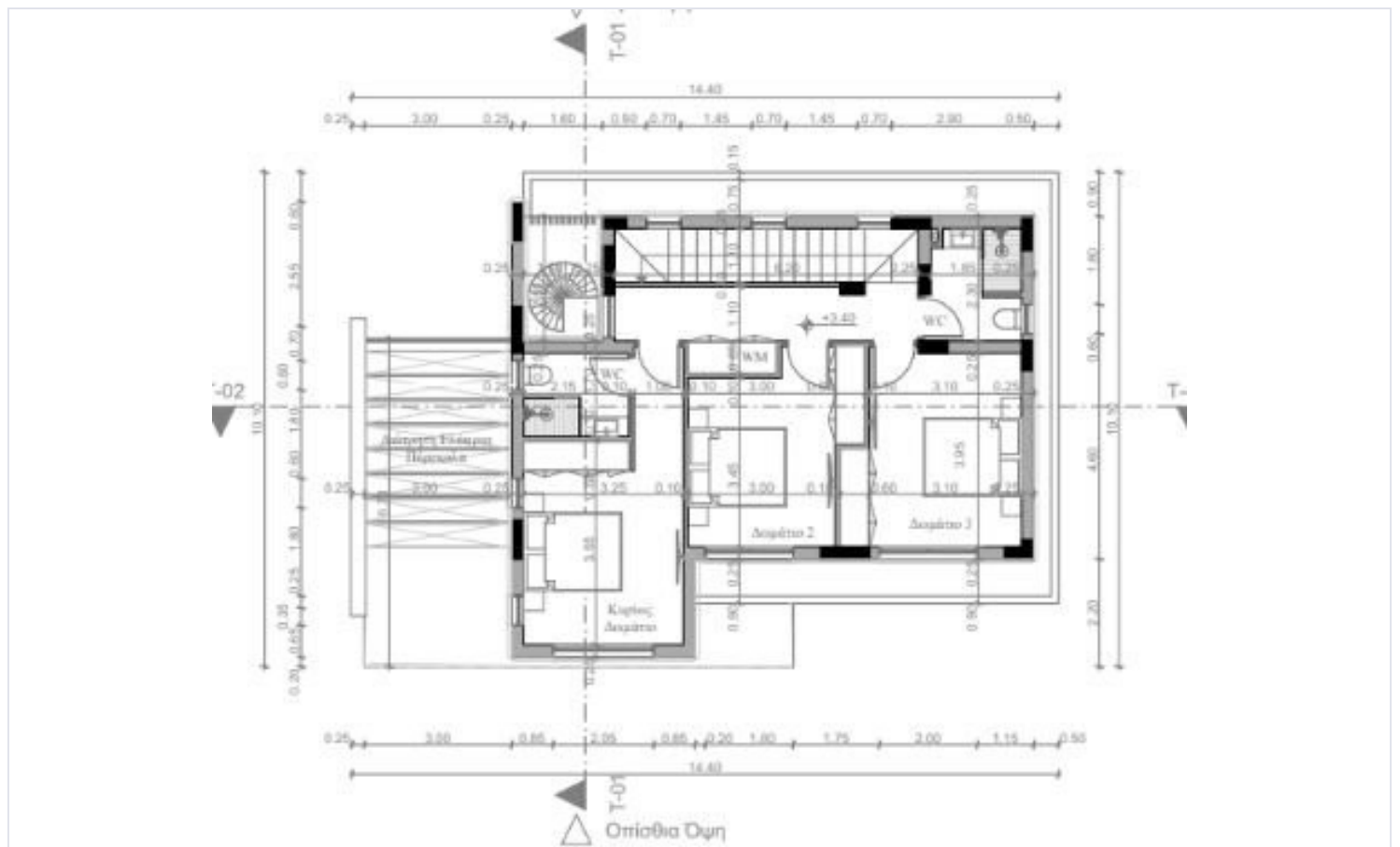
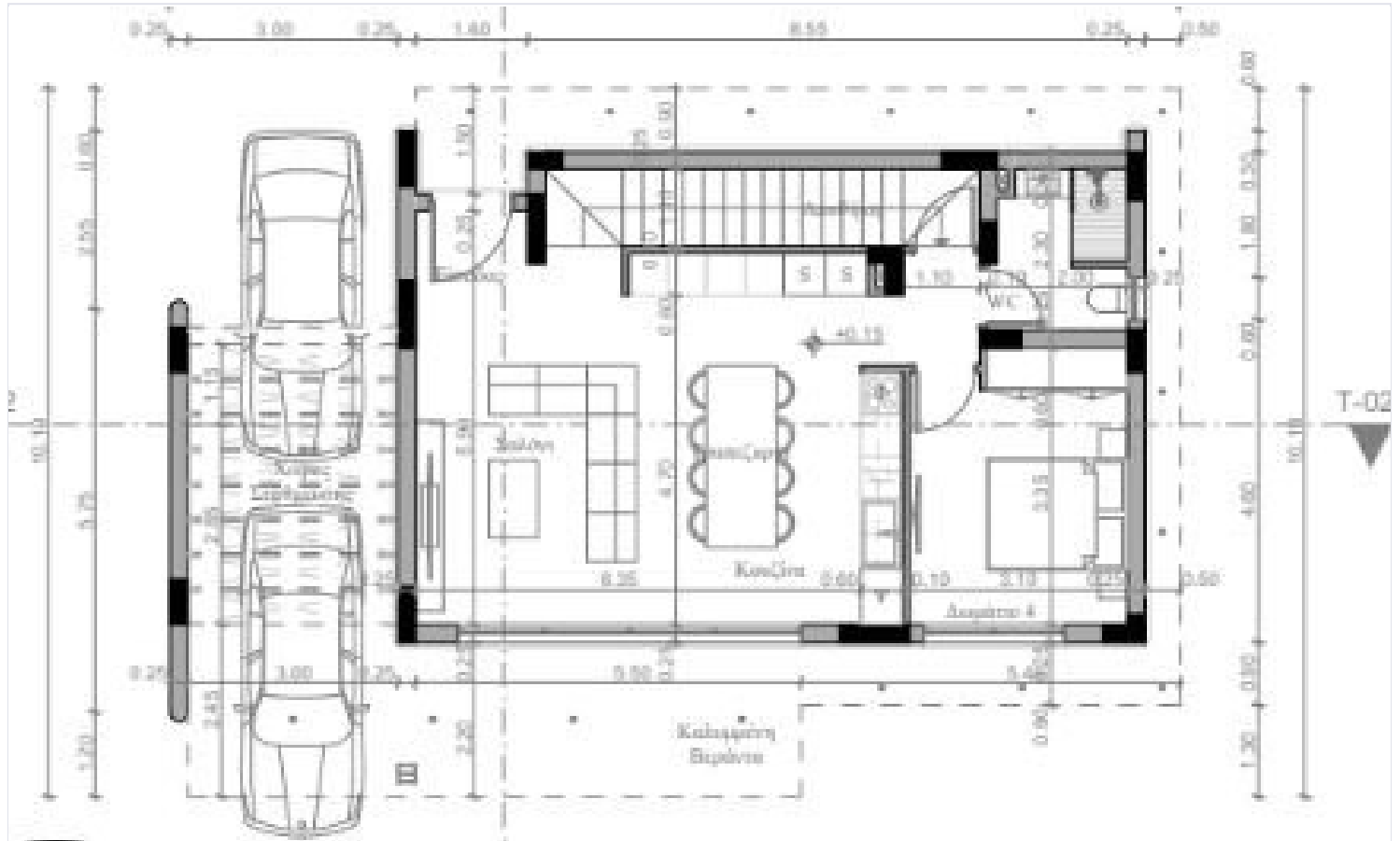
Property Features:  
157 m<sup>2</sup> of internal space

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



**George Sergiou**

 (+357) 94055813

 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

