



#7321

# Amazing 4 Bedroom Villa in Ayia Napa (7321)

📍 Ayia Napa, Famagusta

€2,100,000







# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 6		 186 m <sup>2</sup>	
Type		Detached Villa			
Toilets		6			
Status		Resale			
Year of construction		2023			
Furnished		Fully furnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Amazing 4 Bedroom Villa in Ayia Napa (7321)

This villa is ideally situated in the heart of Ayia Napa, just a short stroll away from the monastery square and even closer to the sea. Nestled within a secure complex of only eight villas, it offers the advantages of a detached house villa in a prime central location.

Living in this villa allows you to effortlessly transition between the vibrant energy of Ayia Napa and the serene tranquillity of your own home. Step outside, and you'll discover a wealth of amenities within walking distance. From a beautiful Blue Flag beach to a variety of daily necessities and a plethora of entertainment options that cater to both daytime and nighttime preferences.

Thoughtfully designed and meticulously constructed, this villa embodies the essence of conceptual architecture, utilizing premium materials that harmonize with the island's environment, culture, and way of life. The exquisite interior and exterior finishes strike a perfect balance between aesthetics and functionality.

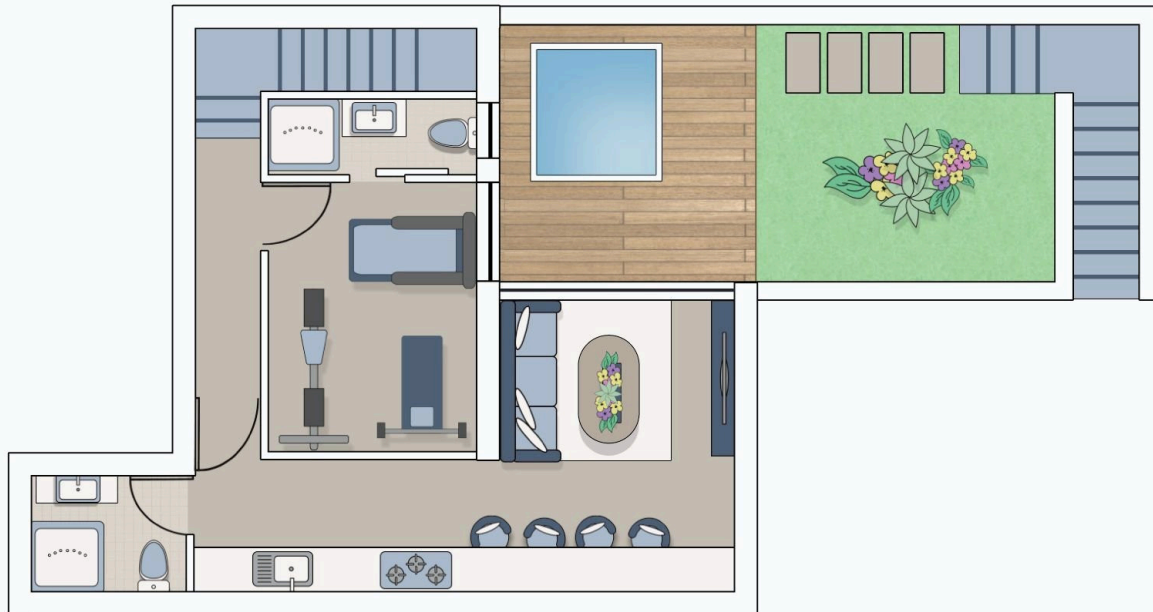
The lower level is dedicated to leisure, housing a fourth bedroom, a jacuzzi, in addition to the living areas and kitchen on the ground floor, while the bedrooms are situated on the first floor. Indulge in unforgettable evenings under the starry sky on your private roof garden or relax in your garden by the pool, which is conveniently located next to the BBQ area.





# Floor plans

Lower Level Plan



Ground Floor Plan



# Additional information

## Facilities

Aircondition, Split system

Landscaped garden

Pergola

Solar water heater

Gated complex

Outdoor shower

Pool, Private

Storage

Heating, Central

Parking, Covered

Solar photovoltaic panels

## Features

Balcony

Bar

Bright

En suite shower

Investment opportunity

Rental potential

Thermal insulation

Walk-in closet

Balcony, back

Barbeque

Double glazing

Granite countertops

Jacuzzi

Sea view

Veranda

Walking distance to beach

Balcony, front

Bath

Easy access to main roads

Internal stairs

Open plan

Shower

Veranda, large

## Contact us



**Stefania Spyridou**

📞 (+357) 99810880

✉️ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

