



#9226

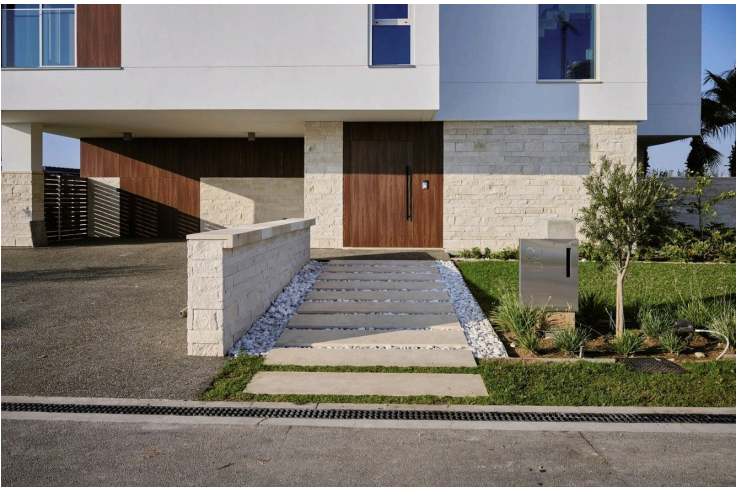
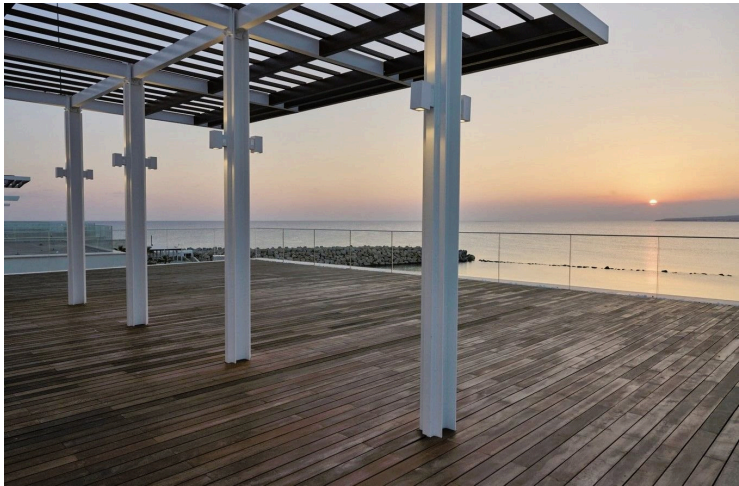
# Luxurious Sea Front Villa in Ayia Napa - A Modern Masterpiece (9226)

📍 Ayia Napa, Famagusta

€5,100,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 4		 429 m <sup>2</sup>	
Type	Detached Villa				
Toilets	4				
Plot	529 m <sup>2</sup>				
Status	Off plan				
Year of construction	2026				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

Luxurious Sea Front Villa in Ayia Napa - A Modern Masterpiece (9226)

This stunning detached villa is an exceptional off-plan property located in the highly sought-after area of Ayia Napa, Famagusta. Spread over 2 floors with a total of 3 spacious bedrooms and 4 luxurious bathrooms, this villa offers an extraordinary blend of modern design and exquisite luxury features.

Key Features:

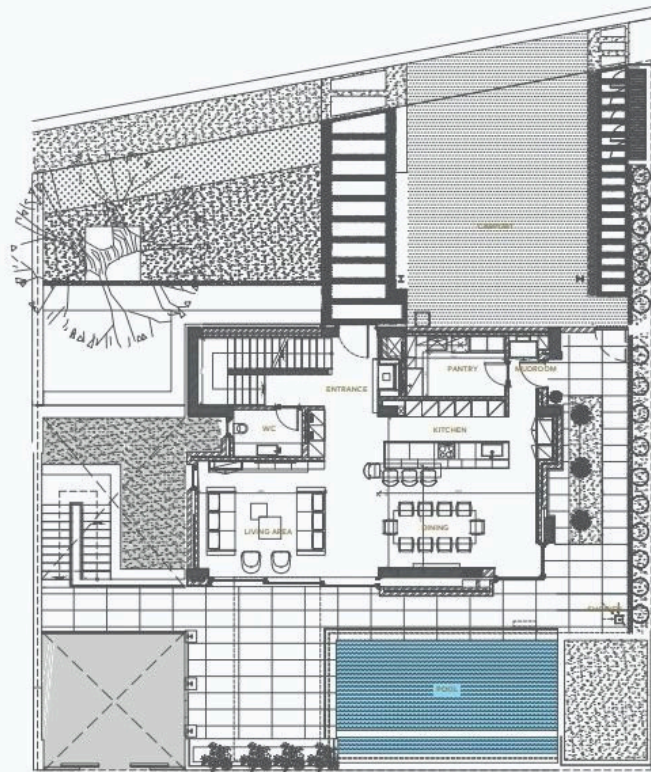
- Living Space: 3 Bedrooms, 4 Bathrooms, 1 Kitchen, and 1 Living Room
- Parking: Covered parking for 2 vehicles
- Luxury Amenities: Private Infinity Pool, Gym, Spa, Children’s Playground, and Clubhouse
- Gated Complex: Offering security, privacy, and peace in a landscaped garden with a large veranda and outdoor shower
- Sea Front: Panoramic sea views with walking distance to the beach
- Smart Home: Equipped with modern smart home technologies, energy-efficient solutions, and 24-hour security
- Year of Construction: 8 months after sales contract
- Energy Efficiency: Rated A, with solar photovoltaic panels and a solar water heater

This property also includes features such as underfloor heating, a large roof garden, en suite showers, granite countertops, and a walk-in closet. Additionally, the villa is located near all amenities and offers great rental potential, making it a perfect investment opportunity.



# Floor plans

GROUND FLOOR



FIRST FLOOR



# Additional information

## Facilities

Aircondition, Central system

Gated complex

Landscaped garden

Pool, Private, infinity

Spa

Childrens playground

Gym

Outdoor shower

Solar photovoltaic panels

Storage

Clubhouse

Heating, Underfloor

Parking, Covered

Solar water heater

## Features

24-hour security

Barbeque

Bright

Double glazing

Entrance gate

Garden

Guest WC

Kitchen appliances

Modern design

Panoramic view

Rental potential

Sea view

Sound insulation

Veranda

Walking distance to beach

Balcony

Bath

CCTV (provision)

Easy access to main roads

Entrance gate, automated

Garden, large

Internal stairs

Laundry room

Near amenities

Pressurized water system

Roof garden

Shower

Suitable for work

Veranda, large

Bar

Bathroom underfloor heating

Connected to electric mains

En suite shower

Fitted wardrobes

Granite countertops

Investment opportunity

Luxury specifications

Openings in opposite sides

Quiet area

Sea front

Smart home automation

Thermal insulation

Walk-in closet



# Distances

Amenities

 200 m

Airport

 45 km

Sea

 0 m

Public transport

 400 m


Resort

 0 m

# Contact us



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