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## MODERN LUXURY FOUR BEDROOM VILLA IN AYIA NAPA MARINA

📍 Famagusta, Ayia Napa

174684





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<b>Price</b>	€3,397,000 +VAT	<b>Type</b>	House
<b>Bedrooms</b>	3	<b>Bathrooms</b>	4
<b>Covered</b>	159 m <sup>2</sup>	<b>Basement</b>	85 m <sup>2</sup>
<b>Covered veranda</b>	148 m <sup>2</sup>	<b>Uncovered veranda</b>	90 m <sup>2</sup>
<b>Plot</b>	373 m <sup>2</sup>	<b>Year of Construction</b>	2021
<b>Status</b>	Under construction	<b>Area</b>	Famagusta, Ayia Napa

## Description

Modern luxury four bedroom villa located on a man-made island, in Ayia Napa marina .This modern villa with open-plan concept, is fully detached and is comprised of four levels - lower level, ground level, first floor, roof garden. Oversized 2.8-meter-tall glass doors slide away into the walls, extending the ground level main living spaces out onto the veranda and pool deck. It includes a private plunge pool with infinity edge.

The upper floor bedroom level also features full-height sliding glass doors that open onto wood-decked covered verandas, allowing in the Mediterranean breeze and views. The lower level is oversized, open out into private sunken garden and courtyards and can be converted to anything that the clients wishes (i.e. guest apartment).

Features include: Home Automation system, VRF system (Heating and Cooling), complete installation of independent, quick-response, energy efficient, dry-type underfloor heating system, electrical appliances and more. The entire marina is a gated and secured resort, ensuring privacy to all residents and their guests.

Services offered: Full facility management, Facilitating and handling resales & rentals, 24h reception and concierge services, Allotted underground and surface parking. Fitness and wellness centers, SPA, Shopping and dining, Swimming pools, Gardens, Child Care, High speed elevators plus service elevators, Serviced beaches.

Estimated delivery time: December 2021



## Office Properties

Office Administrator

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## Facilities

Heating, Underfloor

Parking, Garage

Pool, Private

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## Features

Garden

Investment opportunity

Double glazing

Veranda

Sea view