



**VIVO**  
REALTY



## LUXURY BEACHFRONT 5 BEDROOM VILLA IN AGIA NAPA!

 Famagusta, Ayia Napa

2180353





<b>Price</b>	€3,400,000 +VAT	<b>Type</b>	House
<b>Bedrooms</b>	5	<b>Bathrooms</b>	5
<b>Covered</b>	345 m <sup>2</sup>	<b>Roof garden</b>	70 m <sup>2</sup>
<b>Uncovered veranda</b>	162 m <sup>2</sup>	<b>Plot</b>	562 m <sup>2</sup>
<b>Year of Construction</b>	2024	<b>Status</b>	Off plan
<b>Energy efficiency rating</b>	A	<b>Area</b>	Famagusta, Ayia Napa

## Description

Ultra-luxury beachfront villa, located in a privileged seafront on the sandy beach at the east side of Agia Napa Marina. This luxury elegance villa will have 5 bedrooms and is comprised of three-floors which include a basement, ground floor, and first floor. Plot size of the villa 562sqm - total internal areas 345sqm - verandas 115sqm - private roof garden 70sqm with direct sea views!

The interiors are constructed in such a way to be practical and functional as also to allow the beautiful sea views to enjoy the endless blue horizon of the Mediterranean Sea from every room. Large, windows and glass railings on all the balconies create an ultra-modern exterior, with natural light while offering a clear view of the beach right at your feet. This is the Ideal villa for anyone who is seeking a permanent or a holiday home to enjoy each moment of the day the stunning sea views of the Mediterranean Sea!

For more info or to book a viewing kindly contact us!



### Roula J. Andreou

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## Facilities

Aircondition, Central system  
Parking, Garage, double  
Storage  
Outdoor shower  
Solar photovoltaic panels, Provision

Heating, Underfloor  
Pool, Private, Overflow  
Maid's room  
Solar water heater

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## Features

Shower  
Easy access to main roads  
Balcony, front  
Entrance gate, automated  
Pressurized water system  
Internal stairs  
Walk-in closet  
Kitchenette  
Parquet flooring  
Double glazing  
Veranda, front  
Marble flooring  
En suite Bathroom  
Luxury specifications  
Sea view  
Walking distance to beach  
Barbeque  
Laundry room

Thermal insulation  
Connected to electric mains  
Fitted wardrobes  
Garden, large  
Investment opportunity  
Bright  
Bar  
Alarm system, Provision  
Laminate flooring  
Guest WC  
Quiet Area  
CCTV, Provision  
En suite Shower  
Panoramic view  
Sea front  
Near amenities  
Roof Garden