



VIVO  
REALTY



## SEA FRONT 5 BEDROOM VILLA IN AGIA NAPA

[📍 Famagusta, Ayia Napa](#)

2180354





<b>Price</b>	€3,650,000 +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>	617 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 617sqm - 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

Bath

Easy access to main roads

Connected to electric mains

Fitted wardrobes

Utility room

Fly screens

Pressurized water system

Bright

Ceramic tiles

Kitchenette

Parquet flooring

Double glazing

Veranda, front

Marble flooring

Rental Potential

En suite Shower

Modern design

Sea front

Near amenities

Roof Garden

Shower

Combined kitchen and dining area

Balcony, front

Garbage disposal

Entrance gate, automated

Garden

Investment opportunity

Walk-in closet

Bar

Alarm system, Provision

Laminate flooring

Guest WC

Quiet Area

CCTV, Provision

En suite Bathroom

Luxury specifications

Sea view

Walking distance to beach

Barbeque

Laundry room