



**VIVO**  
REALTY



## **SPECTACULAR VILLA AT THE MOST PRIVILEGED AREA OF GRECIAN PARK HOTEL IN AYIA NAPA**

 [Famagusta, Ayia Napa](#)

**69181325**





<b>Price</b>	€1,200,000	<b>Type</b>	House
<b>Bedrooms</b>	4	<b>Covered</b>	290 m <sup>2</sup>
<b>Covered veranda</b>	43 m <sup>2</sup>	<b>Uncovered veranda</b>	57 m <sup>2</sup>
<b>Plot</b>	1608 m <sup>2</sup>	<b>Year of Construction</b>	2013
<b>Title deed</b>	Final approval	<b>Status</b>	Resale
<b>Area</b>	Famagusta, Ayia Napa		

## Description

This Luxurious Villa is setting new standards in luxury living. The Villa is a 4 bed roomed home for holiday home, offering huge landscaped gardens, private overflow heated swimming pool (5m x 10m) working with heat pump, Jacuzzi, Sauna, Gym and BBQ area.

Located only 535 meters from the magnificent Konnos bay and the Blue Lagoon, which is one of the most beautiful beaches on the island. The Villa is positioned in an exceptional residential area and only 3km from Protaras center and 5.5km from Agia Napa center, where you can find more amazing beaches and nightlife to suit couples and families alike.

The Villa is bringing a new dimension to Mediterranean living, focusing on privacy, indoor and outdoor living and relaxation.

The villa is built on 3 levels:

- Basement: The basement being the first level, which is accessible from externally and internally boasts a luxury Sauna with shower, a private Gym with modern equipment, a w.c and a Table Tennis area making this a perfect area for fun, relaxation and exercise for everyone.
- Ground floor: The ground floor of the villa has an open plan fully equipped kitchen, dining area and spacious living area with guests W.C. from this level you can access your private garden and lawn, your private swimming pool with the outdoor shower leading to the superb Jacuzzi.  
The spacious garden has been designed with a purpose built in BBQ cooking station and traditional oven, 2 large shaded areas perfect for alfresco entertaining and relaxing out the sun with comfort and style.
- First floor: The first floor comprises of 4 bedrooms, a family bathroom and an en-suite bathroom in the master bedroom. Also a huge veranda offering spectacular views.

The use:

The villa is licensed from them ministry of tourism for touristic use.

The nightly rate varies from 400-600 euros depending on the period.



### Office Properties

Office Administrator

✉ info@vivorealty.com.cy

☎ (+357) 25871010

## Facilities

Aircondition, Split system  
Parking, Underground  
Childrens playground  
Sauna  
Gated complex  
Landscaped garden  
Outdoor shower

Heating, Underfloor  
Pool, Private, Heated  
Gym  
Storage  
Pergola  
Maid's room  
Solar water heater

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## Features

Bicycle parking  
Easy access to highway  
Elevated  
Cul de sac  
Balcony, front  
Garden, large  
Investment opportunity  
Bright  
Open plan  
Double glazing  
Quiet Area  
En suite Shower  
Panoramic view  
Near bus route  
Internet  
Barbeque  
Kitchen appliances

Easy access to main roads  
Combined kitchen and dining area  
Next to green area  
Balcony, back  
Balcony  
Pressurized water system  
Internal stairs  
Irrigation system  
Alarm system  
Guest WC  
Rental Potential  
Luxury specifications  
Sea view  
Near amenities  
Jacuzzi  
Guestroom

## Floor plans

