

Luxury 4-Bedroom Island Villa for Sale in Ayia Napa Marina

FOR SALE - € 5,850,000 + VAT EUR



<https://www.mayfaircyprus.net/p/250467>

Prop No. **250467**
 City: **Famagusta**
 Area: **Agia Napa**
 Bedrooms: **4 Bedrooms**
 Bathrooms: **5 Baths**
 Covered area: **314 m²**
 Uncovered Veranda: **106 m²**
 Covered Veranda: **161 m²**
 Plot: **727 m²**
 Title deeds: **After construction**
 Property Type: **Detached**
 Condition: **New**

A prestigious luxury villa complex located within Ayia Napa Marina, just steps away from the beautiful crescent-shaped beach and set on a private artificial island within a premium marina development. The development comprises 12 fully detached villas, offering a selection of 3, 4, and 5-bedroom residences within a guarded and secure environment.

Designed as smart homes, the villas incorporate advanced smart home technology, offering enhanced comfort, convenience, and security. Residents also benefit from access to state-of-the-art fitness, spa, and yachting facilities.

The development is surrounded by a 600-berth marina, waterfront restaurants and shops, as well as 190 luxury apartments and 23 additional villas.

Set on a generous plot of 727 sqm, this exceptional 4-bedroom beachfront villa offers 314 sqm of internal area.

The spacious lower floor provides a versatile area suitable for leisure, wellness, or staff quarters, and also includes a main bathroom, laundry room, storeroom, two plant rooms, a shower and a boat parking.

The ground floor comprises an open-plan kitchen and living area, a pantry, a guest WC, and a private infinity-edge swimming pool with panoramic sea views, an outdoor shower, and access to the spacious garden.

The upper floor features a master bedroom with an en-suite bathroom, along with three additional bedrooms, each with its own en-suite bathroom.

The property further benefits from 161 sqm of covered verandas, 106 sqm of uncovered verandas, a generous 171 sqm roof garden, a mechanical room on the roof and two covered parking spaces.

Electrical appliances are included.

Property features

- Air Conditioning
- Alarm System
- BBQ Area
- Balcony
- Covered Parking
- Dishwasher
- Double Glazing
- En-suite
- Garden
- Guest W.C
- Intercom System
- Laundry Room
- Main Bathroom
- On the Beach
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sea View
- Solar Panels
- Store Room
- Under Floor Heating
- White Goods

Mayfair Properties

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