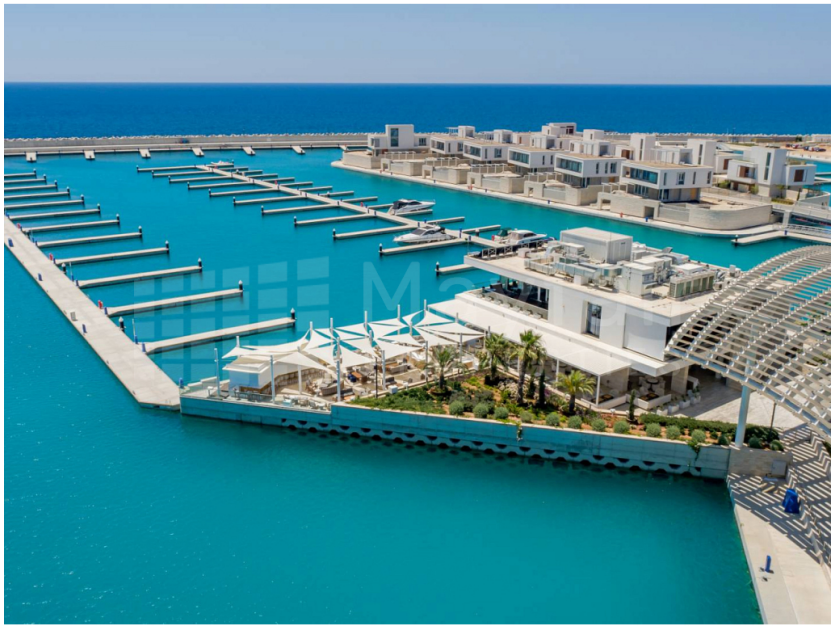
Luxury 5-Bedroom Island Villa for Sale in Ayia Napa Marina

FOR SALE - € 8,100,000 + VAT EUR



https://www.mayfaircyprus.net/p/250468

Prop No.	**250468**
City:	**Famagusta**
Area:	**Agia Napa**
Bedrooms:	**5 Bedrooms**
Bathrooms:	**6 Baths**
Covered area:	**406 m^2**
Uncovered Veranda:	**284 m^2**
Covered Veranda:	**209 m^2**
Plot:	**899 m^2**
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 899 sqm, this exceptional 5-bedroom beachfront villa offers 406 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 four additional bedrooms, each with its own en-suite bathroom.

The property further benefits from 209 sqm of covered verandas, 284 sqm of uncovered verandas, a generous 229 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

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