

5-bedroom Sea front Villa in Ayia Napa for Sale

FOR SALE - € 3,350,000 + VAT EUR



<https://www.mayfaircyprus.net/p/250617>

Prop No. **250617**
City: **Famagusta**
Area: **Agia Napa**
Bedrooms: **5 Bedrooms**
Bathrooms: **6 Baths**
Covered area: **272 m²**
Covered Veranda: **68 m²**
Plot: **1324 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**

An exclusive, frontline luxury residence, with walking distance to the beach, located in the heart of eastern Ayia Napa, along the stunning beachfront next to the Sculpture Park.

This exceptional villa offers uninterrupted views from the dramatic cliffs of Cape Greco to the lively Ayia Napa harbour.

Wake up to the soothing sounds and fresh scent of the Mediterranean Sea. Designed to complement its natural surroundings, the villa features natural materials, stone textures, and pale, earthy tones that blend contemporary elegance with the raw beauty of the coastline.

- Three levels designed for panoramic sea views
- 5 spacious bedrooms
- 5 bathrooms + 1 WC
- Open-concept interior with floor-to-ceiling windows
- Infinity swimming pool
- Expansive landscaped garden
- Sea view
- Total buildable area: 697.90 m²
- Land area: 1,324.84 m²

Distances:

- Seafront property (direct access)
- 700 m to food and shopping
- 45 km to Larnaca International Airport
- 10 km to private English school

Stage: Frame-work, off plan

Property features

- | | | | |
|----------------------|-------------------|----------------------------|----------------|
| • Balcony | • Garden | • Maids Quarters | • Private Pool |
| • Close to the Beach | • Gazebo/Pergola | • Main Bathroom | • Sea View |
| • Covered Parking | • Granite Worktop | • On the Beach | • Solar Panels |
| • Double Glazing | • Guest W.C | • Open Plan Fitted Kitchen | • Store Room |
| • En-suite | • Laundry Room | • Pressurized Water System | • Wine Cellar |

Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com

