

# 5 Bedroom Luxury villa in Agia Napa, Famagusta

For Sale : **€ 3,350,000**

**Description**
Seafront Luxury – 5-Bedroom Villa in Ayia Napa
Set along the iconic Ayia Napa beachfront, right next to the landmark Sculpture Park, this villa redefines coastal living with a seamless blend of contemporary elegance and natural beauty. Waking up to the rhythmic sounds of the waves and the fragrance of the Mediterranean breeze becomes part of everyday life in this extraordinary home.
Design & Architecture
Spread across three levels, the villa has been masterfully designed to capture unobstructed panoramic views of the Mediterranean East coast, while opening seamlessly onto spacious landscaped gardens and private outdoor areas.
The design reflects the philosophy of “less is more”, where clean lines and open spaces meet the richness of natural materials. Pale colors, rough stone textures, and wooden details create a timeless harmony between modern luxury and the surrounding environment.
Interiors & Finishes
Inside, the villa offers expansive, light-filled living spaces:
Open-plan living and dining room with full-height glazing for maximum brightness
Semi open-plan kitchen with sleek cabinetry and premium finishes
Five bedrooms, designed with elegance and privacy in mind
Master suite with en-suite bathroom, walk-in wardrobe, and access to private terraces
Bathrooms finished with refined ceramics and contemporary fixtures
Every detail has been carefully selected to deliver a lifestyle of both comfort and sophistication.
Outdoor Living
The villa is designed for a seamless indoor-outdoor lifestyle:
Infinity swimming pool overlooking the sea
Outdoor lounge and dining areas, perfect for entertaining or unwinding
Landscaped gardens enhancing the sense of privacy and tranquility
Wide verandas and terraces offering uninterrupted views of the horizon
Lifestyle & Living Experience
This villa is more than a residence — it is a private retreat by the sea, offering:
Direct access to Ayia Napa’s vibrant coastline
Proximity to cultural landmarks, dining, and entertainment
The exclusivity of a gated, private environment
A unique combination of natural serenity and luxury living

## Details

Property Type: **House**
Website
Status: **Available**
Unit Number: **H02**

## Main Features

Property Subtype: **Detached House**
Bedrooms: **5**
Construction Stage: **Under Construction**
Bathrooms: **6**
Construction Year: **2026**
Covered Parking: **1**

## Area

Internal Area: **273m²**
Plot Area: **1,324m²**
Covered Verandas: **68m²**
Total Area: **698m²**
Covered Area: **698m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Secure Door, Private Swimming Pool, Storage Space, Sea View, Beach Front