

4 Bedroom Villa in Agia Napa, Famagusta

For Sale : **€ 2,884,000**

Description
Seafront Luxury Living in Ayia Napa – Exclusive 4-Bedroom Villa with Rooftop Retreat
Experience the pinnacle of Mediterranean elegance with this remarkable 4-bedroom villa, set directly on the pristine coastline of Ayia Napa. Combining cutting-edge architecture with timeless sophistication, the villa offers a rare opportunity to enjoy private beachfront living in one of Cyprus's most celebrated seaside destinations.
Design & Layout
Spanning across four levels and served by a private elevator, the villa has been thoughtfully designed to maximize light, views, and functionality.
Lower Floor – A private retreat featuring a fully appointed bathroom, secondary living area, and practical storage room. Perfect as a guest suite, entertainment zone, or quiet relaxation space.
Ground Floor – The heart of the home with an expansive open-plan kitchen, dining, and living area, seamlessly connected to the outdoors. Large glass panels frame panoramic sea views while allowing natural light to flood the interiors. A stylish guest WC completes this level.
Outdoor Living – Step onto the private deck to discover a sparkling swimming pool, heated jacuzzi, and shaded lounge area—perfect for sunbathing, alfresco dining, or enjoying sunset cocktails with uninterrupted views of the turquoise sea.
Upper Floors – The sleeping quarters comprise four spacious bedrooms, each with en-suite bathrooms and refined finishes. Designed for privacy and serenity, these rooms balance contemporary comfort with coastal tranquility.
Rooftop Escape – A spectacular rooftop garden crowns the villa, offering a jacuzzi, BBQ area, guest WC, and ample space for entertaining. This elevated retreat is the ultimate vantage point to savor the dazzling sunsets and endless horizon.
Features & Finishes
Every element of the villa reflects uncompromising quality:
Elevator serving all levels
Private parking for two vehicles
En-suite bathrooms in all bedrooms
High-end flooring, ceramics, and finishes
Smart home provisions for modern convenience
Floor-to-ceiling windows framing uninterrupted sea views
Lifestyle & Location
Located in Ayia Napa's prime seafront district, the villa offers the perfect blend of tranquility and vibrancy. Stroll to nearby sandy beaches, indulge in fine dining, or retreat to the privacy of your own poolside terrace. With year-round sunshine, a thriving marina, and a cosmopolitan nightlife scene, Ayia Napa continues to be one of the island's most prestigious addresses.
Whether chosen as a permanent residence, luxury holiday retreat, or exclusive investment, this villa sets a new standard for seafront living in Cyprus.

Details

Property Type: **House**
Website
Status: **Available**
Unit Number: **1**

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **4**
Construction Stage: **Under Construction**
Bathrooms: **6**
Construction Year: **2026**
Covered Parking: **1**

Area

Internal Area: **301m²**
Uncovered Area: **74m²**
Covered Verandas: **33m²**
Plot Area: **588m²**
Covered Area: **334m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Sea View

Gallery



























