

4 Bedroom Villa in Agia Napa, Famagusta

For Sale : **€ 1,350,000**

Description
Luxury Living in the Heart of Ayia Napa – 4-Bedroom Villa with Pool & Roof Garden
Nestled in the very center of Ayia Napa, just a short stroll from the historic Monastery Square and a few steps closer to the glittering coastline, this villa offers the perfect balance between vibrant urban living and private tranquility. Set within an exclusive gated development of only eight detached villas, it provides a rare opportunity to enjoy central Ayia Napa in complete privacy and comfort.
Prime Location
From this home, the best of Ayia Napa is at your doorstep. A Blue Flag sandy beach lies within walking distance, while the town's eclectic mix of restaurants, shops, and entertainment venues creates an atmosphere alive with energy both day and night. At the same time, the villa's gated community ensures serenity and security, allowing you to retreat into your own sanctuary whenever you wish.
Architecture & Design
Crafted with architectural precision and Mediterranean-inspired elegance, the villa features clean lines, sophisticated materials, and design choices tailored to Cyprus's culture and climate. Expansive windows flood the interiors with natural light, while stone and wood accents connect the home to its natural surroundings.
Interiors & Layout
The ground floor presents spacious open-plan living areas, including a stylish kitchen equipped with modern appliances and elegant cabinetry. These spaces flow effortlessly onto the outdoor terrace, where the pool and barbecue area invite alfresco dining and relaxation under the sun.
The first floor is dedicated to the private living quarters, with bedrooms designed for comfort, tranquility, and natural light. The lower level adds another dimension to the home, offering a fourth bedroom, a versatile recreational space, and a luxurious jacuzzi—perfect for relaxation or entertaining guests.
Crowning the villa is the roof garden, a spectacular retreat for evenings under the stars, offering panoramic views and a serene atmosphere for private moments or lively gatherings.
Features & Amenities
4 spacious bedrooms including a lower-level suite
Private swimming pool with landscaped garden and BBQ area
Roof garden with panoramic views
Luxurious jacuzzi on the lower level
Open-plan living spaces with modern kitchen
Fully furnished with premium furniture & appliances
Exclusive gated development of only eight villas
Central Ayia Napa location – walking distance to beaches, shops, and entertainment
Lifestyle & Investment
This villa is designed for those who appreciate the energy of central Ayia Napa but also demand privacy, luxury, and space. Whether as a permanent residence, a holiday retreat, or a high-yield rental investment, it embodies the very essence of Mediterranean living. With its exclusive setting, premium finishes, and unbeatable location, this property stands as one of the most desirable offerings in Ayia Napa.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **4**

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **4**

Construction Stage: **Resale**
Bathrooms: **6**

Construction Year: **2023**
Covered Parking: **1**

Area

Internal Area: **186m²**
Covered Area: **209m²**

Covered Verandas: **23m²**
Plot Area: **422m²**

Uncovered Verandas: **120m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Common Swimming Pool

Gallery









































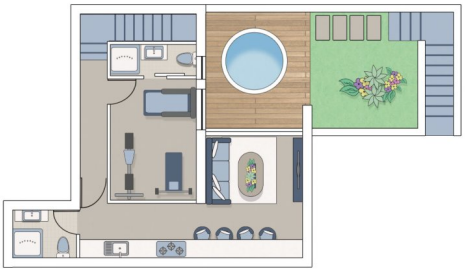
First Floor Plan



Ground Floor Plan



Lower Floor Plan



Roof Garden Plan

