

3 Bedroom Villa in Ayia Napa, Famagusta

For Sale : **€ 1,400,000**

Description
Just 800 meters from the beach, this exceptional villa offers rare privacy and uninterrupted views, thanks to its prime location within a protected zone where no future development is allowed. Set on an expansive 4,500 m² plot, the property combines space, tranquility, and breathtaking natural surroundings.

The villa features 256 m² of internal living space, designed with high ceilings and a modern open-plan layout that fills the home with light. Two generously sized bedrooms are located on the ground floor, while the first floor hosts a third bedroom along with a fully equipped kitchen and direct access to a large veranda overlooking the mountains and the sea — perfect for outdoor dining or relaxing sunsets.

Areas:
• Internal: 256 m²
• Covered veranda: 50 m²
• Roof garden: 50 m²
• Basement: 200 m² (storage, entertainment or future expansion)
• Plot: 4,500 m²

Additional Highlights:
• 200 m² basement with endless potential
• Roof garden and 100 m² of verandas with spectacular outdoor living areas
• Immense surrounding land — ideal for landscaping, a pool or recreational use
• Full title deed for the land
• Protected zone — no future development allowed

Facilities:
• Air conditioning (split system) | Solar water heater
• Underground parking | Landscaped garden
• Double glazing | Fitted wardrobes | High ceilings
• Open-plan kitchen & dining | Guest WC | Tile flooring
• Front & back balconies | Panoramic & sea views | Quiet area

Distances:
• Beach: 800 m | Amenities: 600 m | Public transport: 800 m | Airport: 45 km

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Construction Year: **2004**
Bedrooms: **3**
Bathrooms: **3**

Area

Internal Area: **256m²**
Covered Area: **556m²**
Plot Area: **4,500m²**
Total Area: **556m²**
Roof Garden Area: **50m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition, Sea View, Beach Front

Gallery



































