

3 Bedroom Villa in Ayia Napa, Famagusta

For Sale : **€ 450,000**

Description
A spacious 3 Bedroom detached villa for sale in a prime location in the bustling town of Ayia Napa - less than 400 m from the world-famous Nissi Beach and just 2.5 km from the new Ayia Napa Marina. Set on a 304 m² plot in a quiet cul-de-sac on a popular complex just off the main road, the villa offers 108 m² of covered space with a private swimming pool and title deed.

The plot boasts a wraparound garden with a gated driveway and off-street parking - ideal for families with young children or pets - and a raised front veranda. The front door opens into a beautifully presented open-plan living, dining and kitchen area designed with family life in mind; the kitchen has direct access to the back garden and the living area opens via patio doors to the front veranda for al-fresco dining. A handy guest WC completes the ground floor.

Upstairs are three double bedrooms, each with built-in wardrobes and patio-door access to a small veranda, served by a family bathroom with a bathtub, over-bath shower, WC and vanity unit. Outside, the villa delights with an inviting swimming pool, sun terrace, raised verandas, an outdoor shower and a brick-built BBQ, set among tiled and gravelled, low-maintenance areas with established trees and plants.

Built in 2009 and offered fully furnished with title deed (communal fees approx. €340, TBC), this is a superb opportunity as a family home, idyllic holiday retreat or lucrative rental, with Nissi Beach on the doorstep and the bars, restaurants, shops and nightlife of the resort all within walking distance yet set back from the main street.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **NGS130**

Main Features

Property Subtype: **Detached House**
Bedrooms: **3**
Living Rooms: **1**
Uncovered Parking: **1**

Construction Stage: **Resale**
Bathrooms: **1**
Kitchens: **1**

Construction Year: **2009**
WC Bathrooms: **1**
Furnished: **Fully Furnished**

Area

Internal Area: **108m²**
Total Area: **108m²**

Covered Area: **108m²**

Plot Area: **304m²**

Further Details

Alarm, Secure Door, Private Swimming Pool

Gallery











