AM002

Ambera Villas - AM002

Ayia Napa, Famagusta

€540,000 +VAT



















Overview

Specifications

Bedrooms	Bathrooms	Covered
3	3	150 m^2

Type	**Detached Villa**	Covered parking	**25 m^2**
Plot	**260 m^2**	Status	**Off plan**
Covered veranda	**20 m^2**	Year of construction	**2026**

Description

Exclusive Living in the Prestigious Kokkines Residential Area

Discover Ambera Villas, an exclusive residential development of 13 contemporary three-bedroom villas, ideally situated in the prestigious Kokkines area of Ayia Napa, one of the town's most desirable and established residential neighbourhoods.

Each villa features approximately 200 m^2 of total covered area, thoughtfully designed to provide generous living spaces, comfort, and functionality. Set on individual plots ranging from 230 m^2 to 300 m^2, the residences offer an ideal balance of indoor and outdoor living, creating welcoming homes for families, permanent residents, and holiday homeowners alike.

A Prime Location – Peaceful Living, Everything Within Reach

Nestled in the elevated residential neighbourhood of Kokkines, Ambera Villas enjoys a peaceful setting away from the busy tourist areas while remaining just minutes from the vibrant heart of Ayia Napa.

Kokkines is widely recognised for its established residential character, attractive villas, and tranquil surroundings. Its convenient location provides easy access to the town centre, everyday amenities, schools, supermarkets, restaurants, and some of Cyprus's most celebrated beaches.

Residents can enjoy the best of both worlds: the privacy and relaxation of a residential neighbourhood combined with the lifestyle and convenience of Ayia Napa.

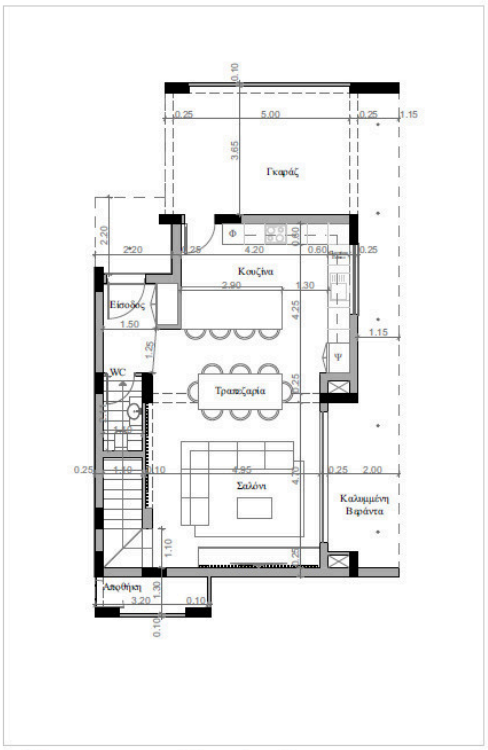
Nearby attractions and amenities include:

Ayia Napa Town Centre – Approximately 5 minutes by car, offering restaurants, cafés, shops, and entertainment.

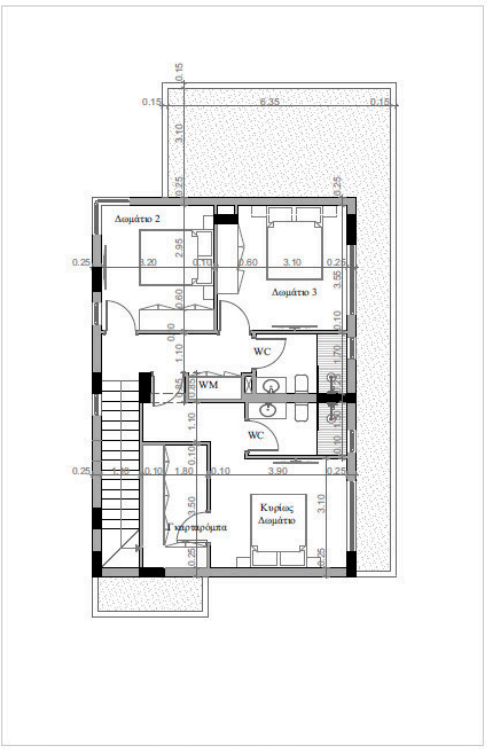
Nissi Beach – One of Cyprus's most iconic beaches, famous for its white sand and turquoise waters, just a short drive away.

Floor plans





1:100 Κάτοψη Ισογείου 1.



1:100 Κάτοψη 1ου Ορόφου 2.

Additional information

Facilities

Gated complex

Parking, Covered

Pool, Optional

Solar photovoltaic panels (provision)

Solar water heater

Features

Ceramic tiles

Combined kitchen and dining area

Distressed property

Double glazing

Easy access to highway

Electric car charger (provision)

En suite shower

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

High ceilings

Investment opportunity

Luxury specifications

Modern design

Open plan

Pipe-in-pipe plumbing system

Quiet area

Rental potential

Sea view

Sound insulation

Thermal insulation

Tile flooring

Distances

Amenities

600 m

Airport

40 km

Sea

3 km

Public transport

300 m

Schools

300 m