

AM006

Ambera Villas - AM006

 Ayia Napa, Famagusta

€530,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 153 m ²	
Type		Detached Villa			
Plot		267 m ²			
Covered veranda		23 m ²			
		Covered parking		25 m ²	
		Status		Off plan	
		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 m² of total covered area, thoughtfully designed to provide generous living spaces, comfort, and functionality. Set on individual plots ranging from 230 m² to 300 m², 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.

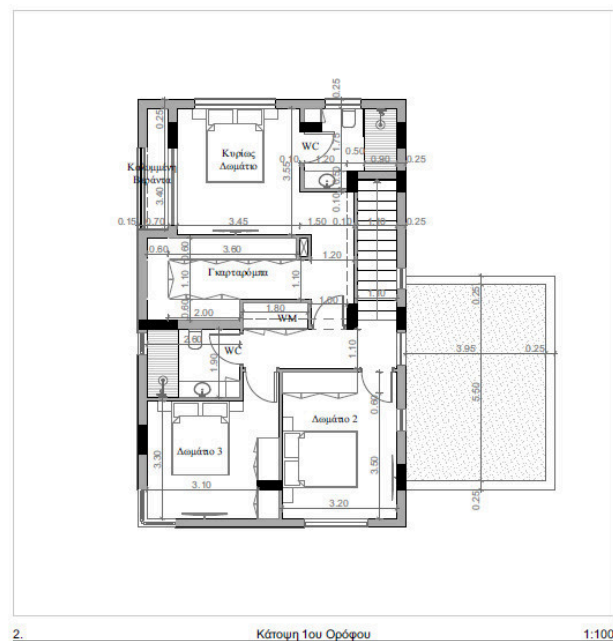
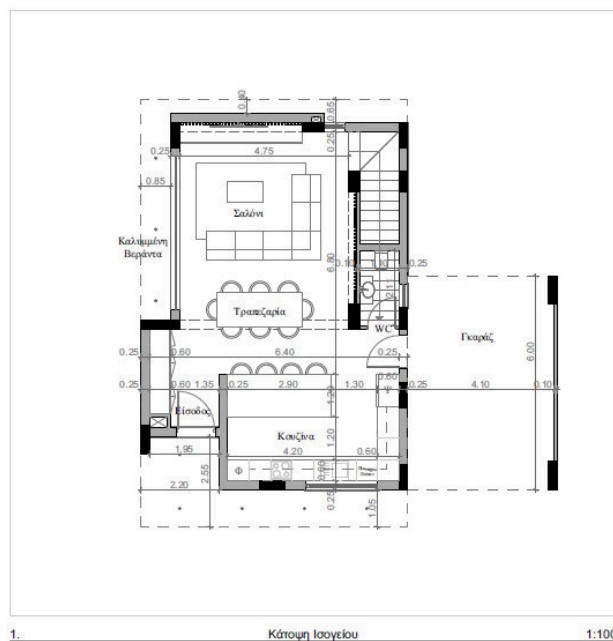
Residents can enjoy the best of both worlds: the privacy and relaxation of a residential neighbourhood combined with the lifestyle and convenience of Ayia Napa.

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



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	