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AM007

Ambera Villas - AM007

Ayia Napa, Famagusta

€540,000 +VAT

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Overview

Specifications

Bedrooms	Bathrooms	Covered
3	3	153 m^2

Type	**Detached Villa**	Covered parking	**22 m^2**
Plot	**312 m^2**	Status	**Off plan**
Covered veranda	**24 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.

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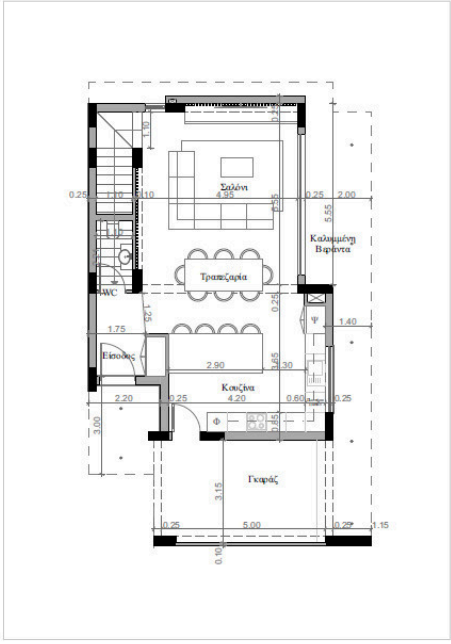
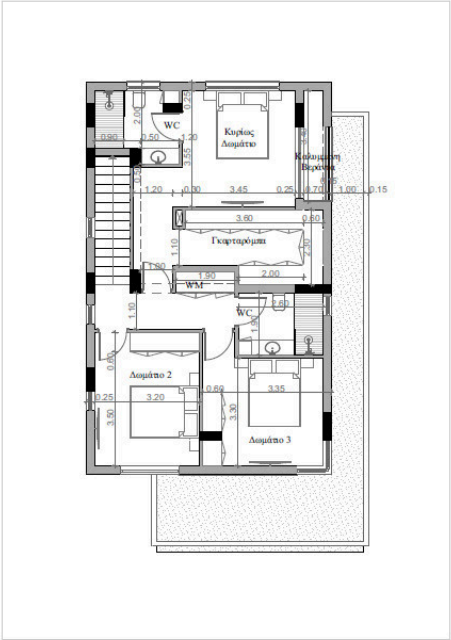
Floor plans



1:100 Κάτοψη Ισογείου 1.



1:100 Κάτοψη 1ου Ορόφου 2.

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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

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