

AyiaNapaVilla

3 bedroom villa in Ayia Napa

📍 Ayia Napa, Famagusta

€1,400,000





Overview

Specifications

Bedrooms

 3

Bathrooms

 3

Covered

 256 m²

Type	Detached Villa
Plot	4800 m²
Covered veranda	50 m²
Uncovered veranda	100 m²

Basement	200 m²
Roof garden	50 m²
Year of construction	2004

Description

Stunning 3-Bedroom Villa in Ayia Napa – Panoramic Mountain & Sea Views

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 sq.m. plot, the property combines space, tranquility, and breathtaking natural surroundings.

The villa features 256 sq.m. 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.

Additional highlights include:

200 sq.m. basement with endless potential for storage, entertainment space, or future expansion

Roof garden and 100 sq.m. of verandas offering spectacular outdoor living areas

Immense surrounding land ideal for landscaping, a pool, or recreational use

Full title deed for the land

This villa offers a rare blend of luxury, space, and guaranteed privacy—an ideal home or investment opportunity in one of Ayia Napa's most desirable areas.

Additional information

Facilities

Aircondition, Split system

Landscaped garden

Parking, Underground

Solar water heater

Features

Balcony, back

Balcony, front

Central TV system

Ceramic tiles

Combined kitchen and dining area

Distressed property

Double glazing

Easy access to main roads

Elevated

Fitted wardrobes

Guest WC

High ceilings

Investment opportunity

Next to green area

Open plan

Panoramic view

Quiet area

Rental potential

Sea view

Tile flooring

Veranda

Distances

Amenities

 800 m

Airport

 45 km

Sea

 600 m

Public transport

 800 m