

#11423



## 3-Bedroom Luxury - Seafront Villa in Ayia Napa with Roof Garden Area and Panoramic Views

€2,900,000 <sup>+VAT</sup>

 Ayia Napa, Famagusta

Commanding a prime seafront position in Ayia Napa, this modern off-plan villa offers 266.4 m<sup>2</sup> of sophisticated internal living space set across a generous private plot. Scheduled for completion in 2028 within an exclusive gated complex, this exceptional residence is designed for seamless coastal living and refined comfort.

Inside, the expansive layout encompasses three well-proportioned bedrooms and four bathrooms, complemented

Bedrooms

 3

Bathrooms

 4

Covered

 266.4 m<sup>2</sup>

Energy efficiency rating

 A



**Sergios Papoulidis**

 (+357) 99929929

 [sergios@cicproperties.co](mailto:sergios@cicproperties.co)

