

#6171

FOR SALE



## Famagusta, Ayia Napa

163 m<sup>2</sup> Covered | 3 Bedrooms | 1 Bathroom

**SWEET  
HOME  
ESTATES**

## Description

This two-storey residence in Ayia Napa is part of a private estate of 13 homes, each with a separate title deed. Located 800m north of Nissi Beach on the west side of Ayia Napa, in cul-de-sac and backs on to forest land, it features an open-plan living, dining, and kitchen area with a guest WC on the ground floor. The upper floor includes three bedrooms (master with ensuite), a bathroom, a covered veranda, and a balcony. Outside, enjoy a private pool, BBQ area, paving, and courtyard. The residence offers 163 sqms of internal space, 20 sqms of covered verandas, and 34 sqms of uncovered verandas on a 380 sqms plot. The area is well-developed with easy access to Ayia Napa amenities.

The property is currently in a tender process, with bids due by 19/07/2024. Interested buyers must contact me as soon as possible for a viewing and to submit their bid. You can find my contact details below.

## €420,000

<b>TYPE</b>	Detached House
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	1
<b>COVERED</b>	163 m <sup>2</sup>
<b>PLOT</b>	380 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	exempt
<b>YEAR OF CONSTRUCTION</b>	2009
<b>TITLE DEED</b>	Yes

### Kyriacos Petrou Real Estate Agent

(+357) 99314131  
kp@sweethome.cy



sweethome.cy