

#6172

FOR SALE



## Famagusta, Ayia Napa

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

**SWEET  
HOME  
ESTATES**

## Description

This elegant 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, 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 32 sqms of uncovered verandas on a 360 sqms plot. The area is well-developed with hotels, holiday homes, shops, and restaurants, and has easy access to the Ayia Napa-Larnaca highway.

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.

**€405,000**

|                                 |                    |
|---------------------------------|--------------------|
| <b>TYPE</b>                     | Detached House     |
| <b>BEDROOMS</b>                 | 3                  |
| <b>BATHROOMS</b>                | 1                  |
| <b>COVERED</b>                  | 163 m <sup>2</sup> |
| <b>PLOT</b>                     | 360 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                |

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