


#6802



## Luxurious Four Bedroom Villa in Ayia Napa

€650,000 <sup>+VAT</sup>

 Kapparis, Famagusta

Bedrooms

 4

Bathrooms

 3

Covered

 158 m<sup>2</sup>

Type

**Detached House**

Plot

**340 m<sup>2</sup>**

Status

**Off plan**

Year of construction

**2027**

Energy efficiency rating

 **A**

Discover an exceptional opportunity to own a luxurious 4-bedroom detached villa in one of Ayia Napa's most sought-after coastal locations. Situated less than 850 metres from the world-famous Nissi Beach, this elegant residence combines contemporary design, privacy, and effortless Mediterranean living.

Designed with a modern Mediterranean architectural approach, the villa features spacious open-plan living areas, four generously sized bedrooms, and premium-quality finishes throughout. Expansive floor-to-ceiling windows flood the interiors with natural light while creating a seamless connection between the indoor and outdoor spaces.

**SWEET  
HOME  
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