



Reference 16378

Beachfront 3 Bed Villa with roof garden and swimming pool in Agia Napa

**€3,300,000** +VAT

Agia Napa, Famagusta

3 Bedrooms | 4 Bathrooms | 345 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 4 W/C
- Internal Area 345m<sup>2</sup>
- Verandas
- Roof Garden 70m<sup>2</sup>
- Plot Area 1055m<sup>2</sup>
- Overflow Swimming Pool
- Underfloor Heating
- A/C
- Energy Efficiency "A"
- Sea View

Plot	1055 m <sup>2</sup>
Roof garden	70 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2027
Status	Off plan



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Underfloor
  - ✓ Pool · Private, overflow
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels (provision)
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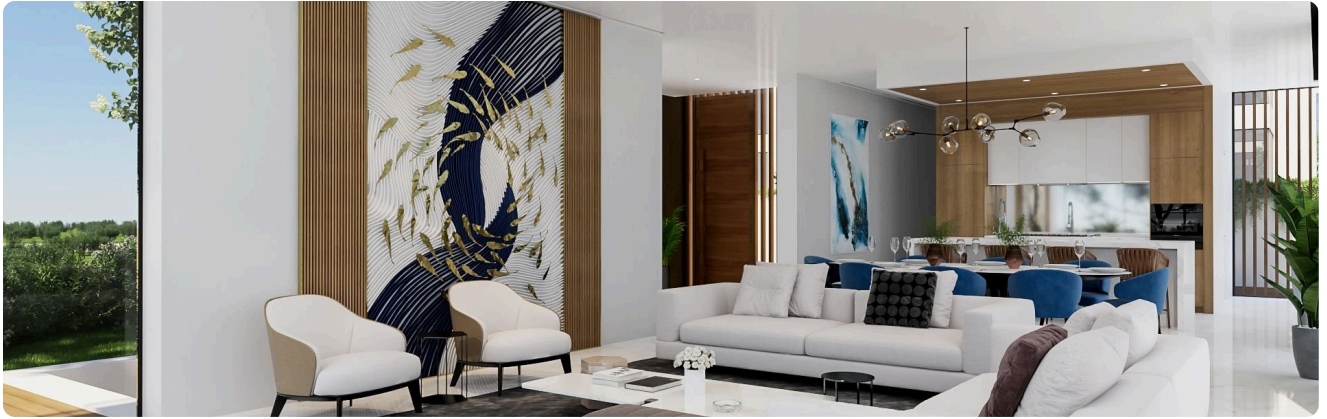
## Features

- ✓ Guest WC
  - ✓ Veranda
  - ✓ Laminate flooring
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Sea view
  - ✓ Sea front
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Internal stairs
  - ✓ Combined kitchen and dining area
  - ✓ High ceilings
  - ✓ Thermal insulation
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## Gallery





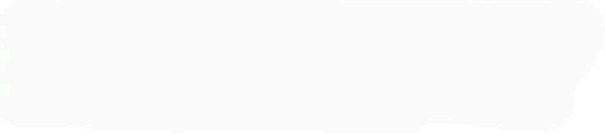




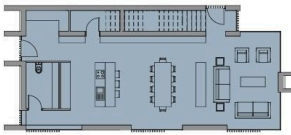


# Floor plans

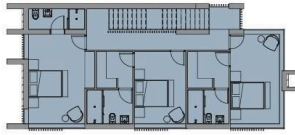
## Villas 1, 2 & 3



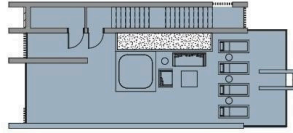
Ground floor



1st Floor



Roof Garden



Basement

