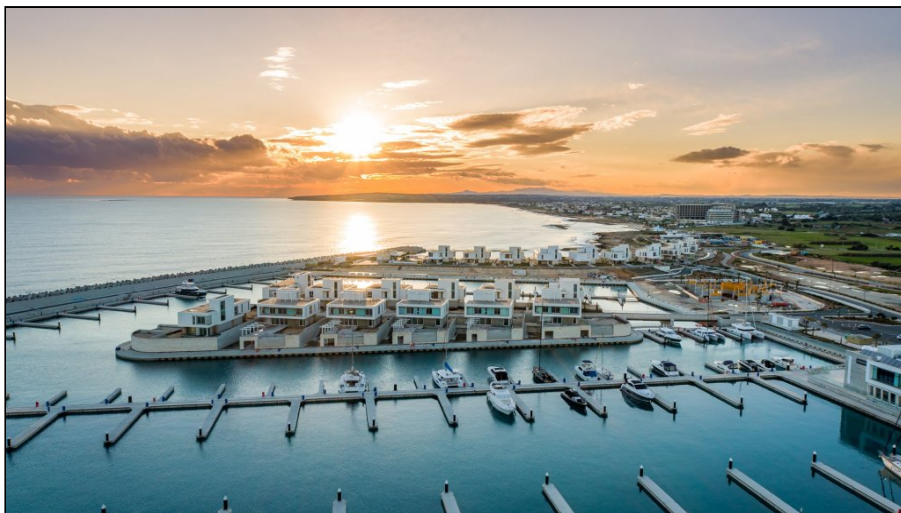




For Sale, House, Mansion/Villa, Famagusta, Agia Napa, 678m², 812m²

(Island Villa 4A IV22) MARINA AYIA NAPA BY ΟΓΔ
(VILLAS), AKSARTI, AGIA NAPA, FAMAGUSTA, REG.
0/6802

For Sale : **€ 6,300,000**

Description

Ultra-Luxury Beachfront Villa – Ayia Napa Marina
Offered by G&P Lazarou Estate Agents

A rare opportunity to own a 4-bedroom, 5-bathroom ultra-premium villa in Cyprus' most prestigious marina development. This beachfront smart home features an infinity pool, private spa & gym, roof garden with panoramic sea views, and luxury fittings. Enjoy direct beach access, 2 covered parking, expansive verandas, and seamless indoor-outdoor living — all steps from luxury yachts, fine dining, and vibrant nightlife. Located in Ayia Napa Marina, this villa offers exceptional lifestyle value and investment potential with high rental yields, capital appreciation, and residency options. Tax-friendly, secure, and globally desirable — a perfect asset for high-net-worth individuals seeking luxury, privacy, and prestige.

☐ Available for private viewing by G&P Lazarou Estate Agents

Details

Property Type: **House**
[Website](#)

Status: **Available**

Unit Number: **IV22**

Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **5**

Construction Stage: **Completed**
Kitchen Type: **Open Plan**

Bedrooms: **4**
Covered Parking: **2**

Area

Internal Area: **472m²**
Covered Area: **678m²**

Covered Verandas: **206m²**
Uncovered Area: **171m²**

Uncovered Verandas: **298m²**
Plot Area: **812m²**

Further Details

Secure Door, Private Swimming Pool, Smart Home, Air Condition, Beach Front



Gallery

