



**For Sale, House, Mansion/Villa, Famagusta, Agia Napa, 194m<sup>2</sup>, 237m<sup>2</sup>**

(VILLA A11) NAPA MERIDIAN VILLAS, KATASPILA, AGIA NAPA, FAMAGUSTA

For Sale : **€ 613,000**

**Description**

**Stunning 4-Bedroom Villa in Agia Napa**  
Elevate your lifestyle with this magnificent 4-bedroom detached villa, perfectly situated in a premium, family-oriented neighborhood in Agia Napa. Designed for those who value both elegance and comfort, this home is the ultimate sanctuary for building lifelong memories.

**Designed for Connection & Comfort**  
The grand entrance opens into a vast, light-filled living space, flowing seamlessly into a modern open-plan kitchen and a cozy family seating area. With a ground-floor bedroom and guest WC, plus three spacious upstairs bedrooms—including a luxurious master suite—every family member enjoys their own private retreat.

**Outdoor Bliss & Prime Location**  
Step outside to your private oasis, featuring a lush garden, swimming pool, and dedicated barbecue area. Located just minutes from the MUSAN Underwater Museum, Agia Napa Padel Club, and top local schools, you are perfectly positioned near both serene nature and city amenities.

Plot Size: 237m<sup>2</sup> with private pool  
Climate: Full A/C throughout  
Convenience: Double uncovered garage & easy highway access

Don't miss this exclusive opportunity!  
Contact G&P Lazarou Estate Agents today to arrange your private viewing.  
Phone: +357 24104949 | Email: larnaca.office@gplazarou.com

**Details**

|                                                        |                          |                               |
|--------------------------------------------------------|--------------------------|-------------------------------|
| Property Type: <b>House</b><br><a href="#">Website</a> | Status: <b>Available</b> | Unit Number: <b>VILLA A11</b> |
|--------------------------------------------------------|--------------------------|-------------------------------|

**Main Features**

|                                                                                               |                                                                                           |                                                                  |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Property Subtype: <b>Mansion/Villa</b><br>Bedrooms: <b>4</b><br>Furnished: <b>Unfurnished</b> | Construction Stage: <b>Off-plan</b><br>Bathrooms: <b>4</b><br>Uncovered Parking: <b>2</b> | Construction Year: <b>2028</b><br>Kitchen Type: <b>Open Plan</b> |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|

**Area**

|                                                                              |                                                                                 |                                       |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------|
| Internal Area: <b>160m<sup>2</sup></b><br>Plot Area: <b>237m<sup>2</sup></b> | Covered Verandas: <b>34m<sup>2</sup></b><br>Garden Area: <b>32m<sup>2</sup></b> | Covered Area: <b>194m<sup>2</sup></b> |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------|

**Further Details**

Private Swimming Pool



## Gallery



