



For Sale  
**€535,000 +VAT**  
Agia Napa, Famagusta  
Ref: 23193

### Main Features

Property Type: **House**  
Property Subtype: **Mansion/Villa**  
Construction Stage: **Completed**  
Floor Number: **2**  
Bedrooms: **3**  
Bathrooms: **3**

### Property Details

Covered Verandas: **12m<sup>2</sup>**  
Uncovered Verandas: **11m<sup>2</sup>**  
Covered Area: **164m<sup>2</sup>**  
Plot Area: **302m<sup>2</sup>**



**For Sale, House, Mansion/Villa,  
Famagusta, Agia Napa, 164 m<sup>2</sup>, 302 m<sup>2</sup>,  
€ 535,000**

This modern detached house is situated in the very high-end residential area of Mersinias in Ayia Napa, surrounded by a Protected Non-Buildable Forest.

The ground floor consists of a fitted kitchen with a dining area, a comfortable living room extended to a covered/uncovered veranda, a guest W.C., and a storage room. The first floor consists of three magnificent bedrooms and two bathrooms, including an en suite in the master room. Externally, there is a wonderful roof garden (44sqm), a private swimming pool, and a private parking space.

The house includes air condit...

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