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### Island Villa with private berth in Ayia Napa Marina

*Cyprus, Famagusta (Magusa)*

|                         |                       |
|-------------------------|-----------------------|
| Price:                  | € 5 100 000           |
| Object type             | House                 |
| House type              | New project           |
| Market                  | New building          |
| Quarter of finishing:   | Q1                    |
| Year of finishing:      | 2022                  |
| Year built              | 2021                  |
| Bedrooms                | 3                     |
| Land area               | 514 m <sup>2</sup> m2 |
| Apartment/building area | 429 m <sup>2</sup> m2 |
| Category                | For sale              |



12 luxury Island Villas built on a private man-made island inside the marina area, directly overlooking the marina. Residents have a choice of 3, 4 or 5 bedroom villas, featuring private berths with walk-out access to secure and private docks, lavish open-plan living spaces and infinity edge pools.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. Large expanses of glass are optimally placed to promote the breathtaking views around the villas. European façade panels are used to introduce warm but modern contrasting colours. Built to the highest standards with thoughtfully designed interiors, these 12 exclusive villas are finished with the finest materials, fittings and fixtures. With floor-to-ceiling windows offering natural light and stunning views of the marina, these refined and elegant homes effortlessly combine comfortable indoor and outdoor living. All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea. Oversized 2.8-meter-tall glass doors slide away into the walls, extending the ground level main living spaces out onto the veranda and pool deck. Each lot includes a private plunge pool with infinity edge. The upper floor bedroom level also features full-height sliding glass doors that open onto wood-decked covered verandas, allowing in the Mediterranean breeze and views.

Lower levels open out into private sunken gardens and courtyards. The lifestyle centred project offers concierge and security services, fitness and wellness centres, SPA, shopping and dining, swimming pools, gardens, child care, serviced beaches and much more. Energy efficiency A



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