

# Luxury 2 Bedroom Apartment on 17th Floor for Sale

**FOR SALE - € 1,100,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/210617>

Prop No. **210617**  
City: **Famagusta**  
Area: **Agia Napa**  
Bedrooms: **2 Bedrooms**  
Bathrooms: **2 Baths**  
Covered area: **98 m<sup>2</sup>**  
Year built: **2022**  
Title deeds: **No**  
Property Type: **Apartment**  
Condition: **New**

Luxury 2 Bedroom apartment on 17th floor located in Ayia Thekla, Ayia Napa, just 50 meters on foot away from sandy beaches, the apartment offers 98 sq. meters of covered area and 27 sq. meters of covered veranda.

Accommodation comprises: huge hall, closet, guest W.C, storage room, electrical room, bedroom lobby, two en-suite bedrooms, open plan fitted kitchen with dining area, living area. Durable and luxurious materials, fixtures, and fittings, premium porcelain tile floors, solid-core doors with top-quality locks, door handles and hinges, central pressure system installation for hot and cold-water bedrooms and bathrooms of the highest standard, imported high quality wardrobes, premium porcelain tiles, top-quality imported sanitary fixtures with high quality vanity  
Fully equipped and functional kitchens: European luxury kitchens with clean lines. Sleek, durable quartz work surfaces with backsplashes for easy cleaning. Premium quality custom-made quartz sinks. Electrical appliances: electrical hob & oven, dishwasher, washer & dryer, extractor hood, built-in fridge-freezer  
Brightness and comfort throughout your home, high ceilings with large windows, premium-grade double-glazed windows, VRF system (heating and cooling) - central air conditioning system, adjustable in every apartment in multiple zones, home automation system highest quality energy performance all buildings comply with the local regulations of energy performance. The building has a category a high energy performance certificate.

Rising above the marina on the east side, visible from land and sea.

The project is located at the commercial hub of the marina offering a vibrant and bustling environment for residents and guests. Its spacious lobby has an undulating sculptural ceiling soaring 12 meters above the floor and is surrounded by an all-glass exterior curtain wall with structural glass mullions. This allows an abundance of natural light to flow in and offers a direct view of the commercial area and Event Centre. Each of the 95 spacious apartments is uniquely shaped to ensure that all living spaces, including bedrooms, are oriented toward the water and beaches – with modern, open plan designs maximizing the daylight and views. The living rooms have full height glass doors that open wide to extend the living area out onto the covered veranda. The apartments are ranging from a mix of 1, 2, 3 or 4 - bedroom residences. Residents of the three radiused-end apartments enjoy 180-degree views. Just steps away from their front door, residents can enjoy the tower's wide array of services and facilities. These include an expansive amenity deck, located on the 3rd floor, overlooking the marina and the sea with an infinity edge pool, cabanas, and an outdoor bar. Fitness facilities and a 400m<sup>2</sup> spa are also available for recreation and relaxation.

### Property features

- Central Heating
- Commercial Area
- Communal Gym
- Communal Pool
- Covered Parking
- Dishwasher
- Double Glazing
- En-suite
- Energy Efficient
- Granite Worktop
- Guest W.C
- Intercom System

### Mayfair Properties

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