



#10234

Five-Bedroom Luxury Seaview Villa Just Steps from Green Bay Beach in Protaras (10234)

📍 Protaras, Famagusta





€3,150,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 5		 5		 186 m ²	
Type	Detached Villa				
Toilets	5				
Plot	639 m ²				
Status	Under construction				
Year of construction	2026				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

Description

Five-Bedroom Luxury Seaview Villa Just Steps from Green Bay Beach in Protaras (10234)

? Experience the pinnacle of coastal living with this magnificent 5-bedroom villa, perfectly situated just steps away from the crystal-clear waters of Green Bay Beach in Protaras, Cyprus.

? Price: €3,150,000 + VAT
? Move-in Ready: December 31, 2026

Key Features :

Breathtaking Sea Views: Enjoy panoramic vistas of the Mediterranean from the comfort of your private villa.
Spacious Living: Covering 186 m² of refined interior space, complemented by an 82 m² basement and a stunning 34 m² rooftop garden.

Unmatched Comfort: 5 en-suite bedrooms, expansive living spaces, and a modern open-plan kitchen, designed with luxurious specifications.

Private Oasis: A large landscaped garden, private swimming pool, and outdoor shower provide the perfect retreat.

Modern Design & Premium Amenities :

Energy efficiency rating: A



Additional information

Facilities

Aircondition, Provision

Heating, Provision

Parking, Covered

Solar water heater

Elevator

Landscaped garden

Pool, Private

Storage

Gated complex

Outdoor shower

Solar photovoltaic panels (provision)

Features

Balcony

Bright

Ceramic tiles

Double glazing

Energy efficient doors/windows

Garden

Guest WC

Laminate flooring

Near amenities

Panoramic view

Quiet area

Sea front

Spacious rooms

Veranda

Balcony, front

CCTV

Combined kitchen and dining area

Easy access to main roads

Entrance gate

Garden, large

Internal stairs

Luxury specifications

Office

Pool view

Rental potential

Sea view

Suitable for work

Walk-in closet

Bath

CCTV (provision)

Connected to electric mains

En suite shower

Entrance gate, automated

Granite countertops

Investment opportunity

Modern design

Open plan

Pressurized water system

Roof garden

Shower

Thermal insulation

Walking distance to beach



Distances

Amenities

 400 m

Airport

 65 km

Sea

 40 m

Public transport

 700 m

Schools

 2 km


Resort

 200 m

Contact us



Stefania Spyridou

 (+357) 99810880

 stephaniaSpyridou@gmail.com

