



#11496

? Prestigious Seafront Villa in Protaras | €2,800,000 + VAT (11496)

📍 Agia Triada, Famagusta





€2,800,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 7		 6		 411 m ²	
Type		Detached Villa			
Showers		5			
Plot		947 m ²			
Uncovered veranda		141 m ²			
Status		Completed			
Year of construction		2025			
Title deed		Final approval			
Furnished		Partially furnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A+			

Description

? Prestigious Seafront Villa in Protaras | €2,800,000 + VAT (11496)

An exclusive opportunity to own a stunning seafront detached villa located on the first line of the Mediterranean in the heart of Protaras, just steps away from some of Cyprus’ most iconic beaches including the crystal-clear Blue Flag beaches of the region.

Property Highlights:

Plot Area: 946 m²

Covered Area: 412 m²

Uncovered Verandas: Generous outdoor spaces

Bedrooms: 7 luxurious rooms (including guest rooms)

Bathrooms: 6 (including en-suite bathrooms), plus guest WC

Year of Completion: 2025

Features & Amenities:



Additional information

Facilities

Aircondition, Split system

Pool, Private, overflow

Heating, Underfloor

Solar photovoltaic panels
(provision)

Parking, Covered

Storage

Features

Alarm system (provision)

Barbeque

Bright

Central TV system

Concierge

Distressed property

Easy access to highway

En suite shower

Garden

Guest WC

Investment opportunity

Laminate flooring

Modern design

Near bus route

Panoramic view

Quartz flooring

Roof garden

Shower

Veranda, large

Balcony

Bath

CCTV (provision)

Ceramic tiles

Connected to electric mains

Door screen

Easy access to main roads

Entrance gate

Garden, large

Guestroom

Kitchen appliances

Luxury specifications

Mosaic tiles

Next to green area

Pool view

Quiet area

Sea front

Tile flooring

Walking distance to beach

Balcony, back

Breakfast bar

Ceiling fans

Combined kitchen and dining area

Corner

Double glazing

En suite bathroom

Entrance gate, automated

Granite flooring

High ceilings

Kitchen island

Marble flooring

Near amenities

Openings in opposite sides

Pressurized water system

Rental potential

Sea view

Veranda, front

Water well



Distances

Amenities

 300 m

Airport

 40 km

Sea

 100 m

Public transport

 100 m

Schools

 2 km

Resort

 100 m

Contact us



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