



#11496

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

📍 Agia Triada, Famagusta

€2,800,000 +VAT





Overview

Specifications

Bedrooms

 7


Bathrooms

 6

Covered

 411 m²

Type	Detached Villa
Showers	5
Plot	947 m²
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

Heating, Underfloor

Parking, Covered

Pool, Private, overflow

Solar photovoltaic panels
(provision)

Storage

Features

Alarm system (provision)

Balcony

Balcony, back

Barbeque

Bath

Breakfast bar

Bright

CCTV (provision)

Ceiling fans

Central TV system

Ceramic tiles

Combined kitchen and dining area

Concierge

Connected to electric mains

Corner

Distressed property

Door screen

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

En suite shower

Entrance gate

Entrance gate, automated

Garden

Garden, large

Granite flooring

Guest WC

Guestroom

High ceilings

Investment opportunity

Kitchen appliances

Kitchen island

Laminate flooring

Luxury specifications

Marble flooring

Modern design

Mosaic tiles

Near amenities

Near bus route

Next to green area

Openings in opposite sides

Panoramic view

Pool view

Pressurized water system

Quartz flooring

Quiet area

Rental potential

Roof garden

Sea front

Sea view

Shower

Tile flooring

Veranda, front

Veranda, large

Walking distance to beach

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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