



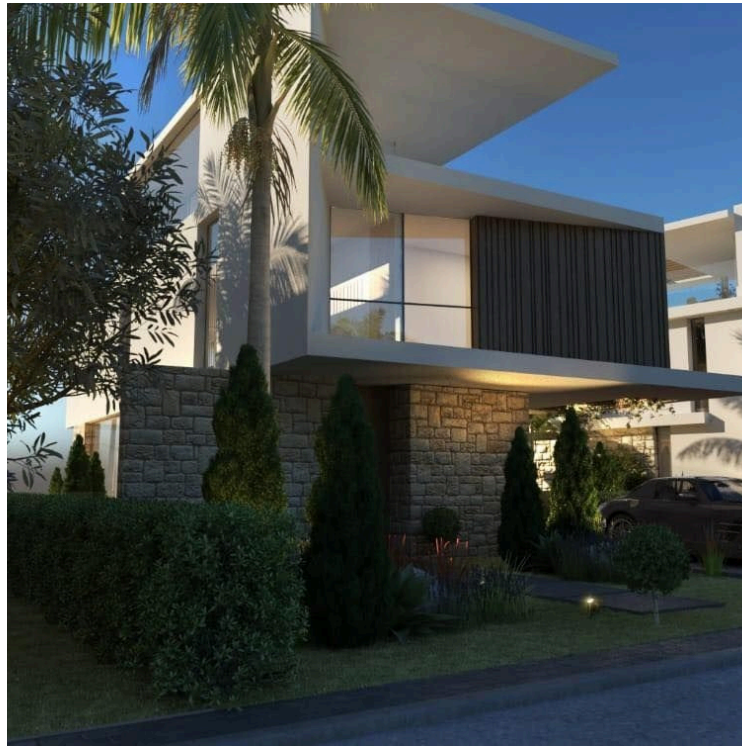
#1157

# ? Luxury 4 Bedroom Villa Beachfront Living in Protaras! ? (1157)

📍 Protaras, Famagusta

€1,750,000 +VAT





# Overview

## Specifications

Bedrooms



4

Bathrooms



4

Covered

322 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>4</b>
Plot	<b>360 m<sup>2</sup></b>
Basement	<b>121 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2025</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

? Luxury 4 Bedroom Villa Beachfront Living in Protaras! ? (1157)

@EUR 1.750.000 +VAT

Introducing an unparalleled opportunity to own a piece of paradise in the heart of Protaras—where the crystal-clear waters of the Mediterranean Sea meet the epitome of luxury living. This exclusive 4-bedroom beachfront villa is not just a home; it's a masterpiece of modern architecture and design, meticulously crafted to offer a lifestyle of unrivaled elegance and comfort.

Nestled on a prime 360 m<sup>2</sup> plot, this villa is the ultimate sanctuary for those who appreciate the finer things in life. With 322 m<sup>2</sup> of covered space, including a 121 m<sup>2</sup> basement, the possibilities for creating your perfect living environment are endless. Whether you envision a private cinema, a state-of-the-art gym, or a lavish entertainment area, this villa offers the flexibility to bring your dreams to life.

From the moment you step inside, you're greeted by expansive, light-filled rooms designed to maximize the stunning sea views. The open-plan living areas seamlessly blend indoor and outdoor spaces, leading to large verandas and a private swimming pool that seems to merge with the horizon. Imagine waking up to the sound of the waves, enjoying your morning coffee on a sun-drenched balcony, and unwinding in your private garden oasis as the sun sets over the sea.

This villa is more than just a home—it's a statement. The sleek, modern design is complemented by the highest quality materials and finishes, ensuring that every detail reflects luxury and sophistication. With provisions for air

# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Pool, Private

Storage

Gated complex

Outdoor shower

Solar photovoltaic panels  
(provision)

Heating, Provision

Parking, Covered

Solar water heater

## Features

Balcony

Easy access to highway

Garden

Internal stairs

Quiet area

Spacious rooms

Veranda, large

Bright

Easy access to main roads

Garden, large

Luxury specifications

Sea front

Thermal insulation

Walk-in closet

Double glazing

En suite bathroom

Guest WC

Modern design

Sea view

Veranda

Walking distance to beach

## Distances


Sea

 400 m

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com