



#1157

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

📍 Protaras, Famagusta

€1,750,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 322 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		360 m <sup>2</sup>			
Status		Under construction			
Year of construction		2025			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

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@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



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