

Код Объекта:	A9856	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Protaras	Площадь:	180 м ²
Участок:	350 м ²	Спальни:	5
Ванные:	4+	Год постройки:	2027
Статус:	С планов	НДС:	+ VAT

Особенности недвижимости:

Covered Parking	Detached	Downstairs Bedroom	Сад
Optional Basement	Pergola	Roof Garden	Sea View
Swimming Pool			

Описание:

Luxury 5-Bedroom Villa in Protaras - Steps from the Beach & Vibrant Strip

Discover modern Mediterranean living in this exquisite **5-bedroom, 5-bathroom villa**, ideally positioned just **500m from the golden sands of Yianna Marie Beach** and the scenic coastal pathway leading to Protaras' lively strip. Designed for luxury and comfort, this property offers a seamless blend of indoor-outdoor living, premium finishes, and breathtaking views.

Key Features:

- **Private overflow swimming pool** - Perfect for relaxation under the Cypriot sun
- **Expansive roof terrace (55m²)** - Enjoy **360° panoramic views** of Protaras and the Famagusta coastline
- **Elegant open-plan living** - Bright interiors with high-end finishes and spacious layouts
- **Landscaped gardens & private parking** - Low-maintenance outdoor spaces with ample privacy
- **Prime location** - A short stroll to **beach bars, restaurants, cafes, and amenities** while maintaining a peaceful retreat
- **Optional basement & covered parking** - Added flexibility for storage or additional living space

Property Specifications:

Covered area: 180m²

Covered veranda: 25m²

Uncovered veranda: 30m²

Plot size: 350m²

Distance to sea: 500m

Distance to Larnaca Airport: 64km

Roof garden: 55m²

Whether you seek a **permanent residence, holiday home, or high-yield rental investment**, this villa offers **exceptional value** in one of Cyprus' most sought-after coastal destinations.

Live the Protaras dream—where luxury meets convenience!

Contact us today to arrange a viewing.



