

Код Объекта:	A9856	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Protaras	Площадь:	180 м <sup>2</sup>
Участок:	350 м <sup>2</sup>	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 (55m<sup>2</sup>)** - 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:** 180m<sup>2</sup>

**Covered veranda:** 25m<sup>2</sup>

**Uncovered veranda:** 30m<sup>2</sup>

**Plot size:** 350m<sup>2</sup>

**Distance to sea:** 500m

**Distance to Larnaca Airport:** 64km

**Roof garden:** 55m<sup>2</sup>

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.*





