

4 Bedroom Villa in Central Protaras, Famagusta

For Sale : **€ 950,000**

Description
4-Bedroom Villa – Contemporary Elegance by the Sea, Protaras
General Description
This 4-bedroom villa represents the perfect fusion of modern Mediterranean architecture, privacy, and coastal luxury, located just 450 meters from the golden beaches of Protaras. Designed for those who seek elegant living near the sea, this residence offers spacious interiors, refined finishes, and seamless transitions between indoor and outdoor spaces.
Nestled within a gated community with landscaped gardens and private internal roads, the home provides both security and serenity — all within walking distance to fine dining, shopping, and the vibrant seaside promenade of Protaras.
Design & Architecture
The villa showcases contemporary architectural lines, combining bright open-plan interiors with expansive outdoor living areas. Its orientation captures breathtaking sea views, while the design ensures comfort, functionality, and timeless appeal.
Architectural Highlights:
Modern design emphasizing openness and natural light
Gated community with landscaped green areas
Private covered parking and storage room
Full thermal insulation and energy-efficient construction
Fire-resistant entrance door with advanced security lock
Elegant façade composition using premium materials
Layout & Interiors
The open-plan ground floor includes a spacious living and dining area connected to a modern kitchen with a central island, ideal for family life and entertaining. Large glass doors open onto covered verandas and a private patio with panoramic views of the Mediterranean.
The upper level hosts four spacious bedrooms, including a master suite with en-suite bathroom and access to a private balcony overlooking the sea. Three additional bedrooms and two more bathrooms ensure comfort and privacy for every family member.
Comfort & Features
Every aspect of the villa reflects a commitment to quality, energy efficiency, and modern living.
Key Features:
Private 8×4 m overflow swimming pool
Open-plan kitchen and living room with sea views
Three bathrooms plus guest WC
Energy-efficient aluminum frames with double glazing
Premium Spanish floor tiles (60×120 cm)
IDEAL STANDARD sanitary ware
Plasterboard ceilings with concealed lighting
Central ducted air-conditioning (living/kitchen)
Solar water heater and water pressure system
Built-in BBQ station and electric aluminum pergola
Provisions for Future Upgrades:
CCTV security system
Split-unit A/C in bedrooms
Photovoltaic panels
Underfloor heating
Lifestyle & Investment Value
This villa offers the perfect coastal escape — luxurious, private, and within walking distance to the sea. Its prime location and architectural quality ensure both a premium lifestyle and strong investment value.
Ideal as a holiday home or permanent residence, this property captures the essence of Mediterranean elegance, combining seaside serenity with modern sophistication in one of Cyprus's most prestigious resort destinations.

Details

Property Type: **House** Status: **Available** Unit Number: **V2/V4**
Website

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **4**
Construction Stage: **Completed**
Bathrooms: **3**
Construction Year: **2022**
Covered Parking: **1**

Area

Internal Area: **150m²**
Plot Area: **230m²**
Uncovered Verandas: **14m²**
Total Area: **191m²**
Storage: **6m²**
Garden Area: **21m²**

Further Details

Alarm, Secure Door

Gallery



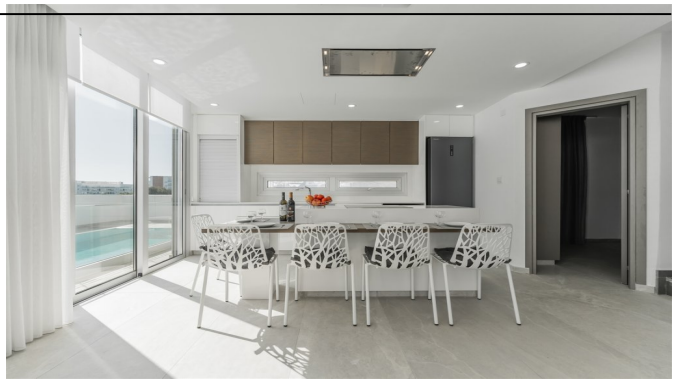








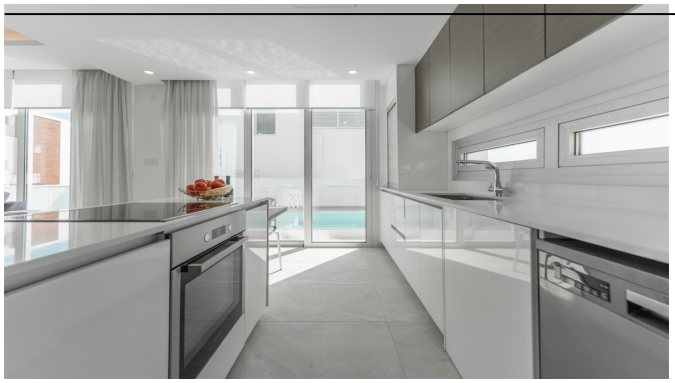
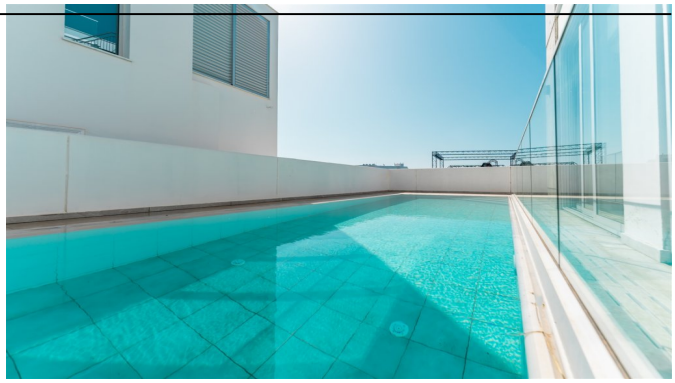
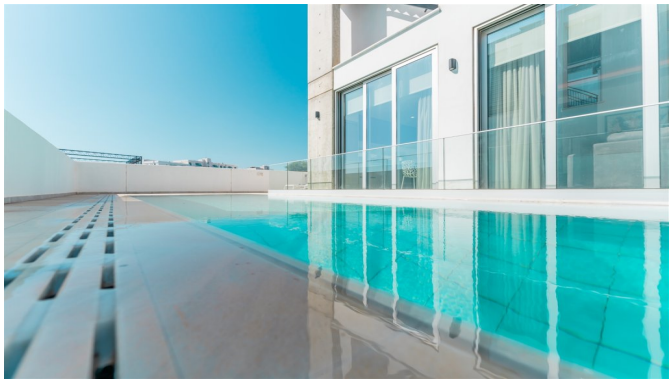
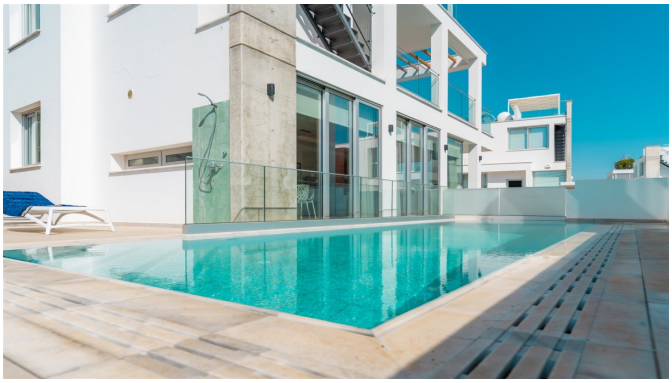
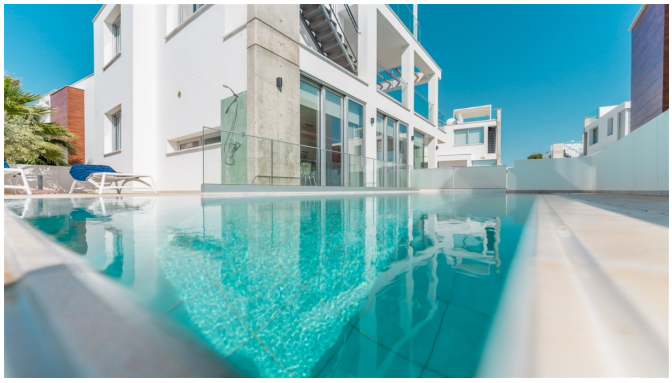




















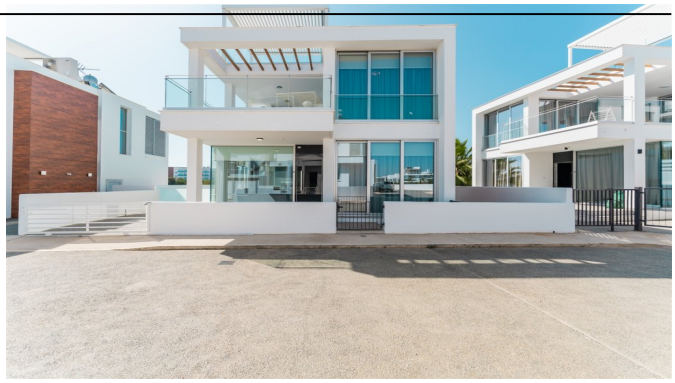




















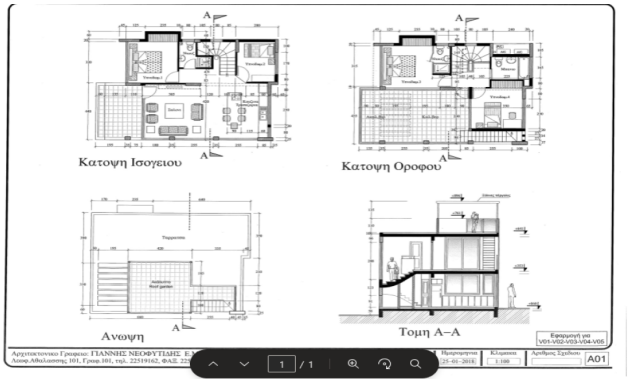











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