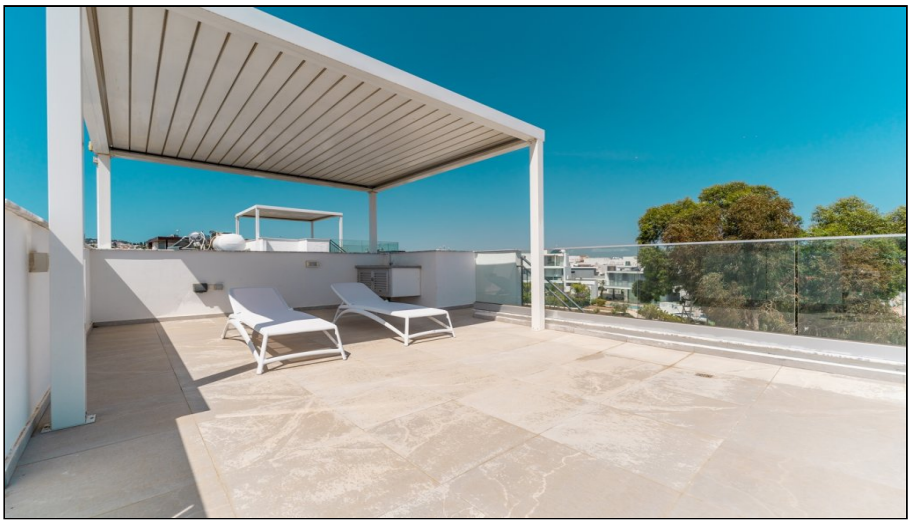


5 Bedroom Villa in Profitis Elias, Famagusta

For Sale : **€ 1,450,000**

Description
5-Bedroom Villa – Luxury Redefined on the Shores of Protaras
General Description
This exclusive 5-bedroom villa epitomizes luxurious coastal living — an architectural masterpiece that combines spacious design, smart functionality, and panoramic sea views, just 450 meters from the beach. Designed for discerning homeowners, it offers an unmatched living experience where privacy, sophistication, and the Mediterranean lifestyle come together in perfect harmony. Located within a secure gated community surrounded by landscaped green zones and wide illuminated pathways, the residence is part of an elite collection that defines modern coastal luxury in Protaras.
Design & Architecture
The villa features a sleek, contemporary design with expansive openings, fluid spaces, and elegant proportions. Its orientation maximizes natural light and breathtaking sea views, while the integration of sustainable materials ensures efficiency and long-term value.
Architectural Highlights:
Distinctive modern design with minimalist geometry and open façades
Private gated access and covered parking
Landscaped gardens and terraces for outdoor living
Full thermal insulation and Class A energy efficiency
Fire-resistant entrance door and high-security systems
Elegant composition of textures and materials
Layout & Interiors
The ground floor opens into a grand open-plan living and dining area with full-height glass panels connecting to the pool and outdoor lounge. The gourmet kitchen features a central island and modern finishes, perfectly complementing the villa’s elegant aesthetic. Upstairs, the residence includes five spacious bedrooms, with two en-suite suites offering comfort and privacy, and direct access to sea-view balconies. Each space is thoughtfully arranged for natural light and functionality, while a covered roof garden provides a serene retreat overlooking the sea.
Comfort & Features
Designed for those who demand excellence, the villa incorporates premium finishes and smart systems to deliver a luxurious yet sustainable living experience.
Key Features:
Private 8×4 m overflow swimming pool with sunbathing terrace
Covered veranda and roof garden with panoramic sea views
Three bathrooms plus guest WC
Premium Spanish floor tiles (60×120 cm) and IDEAL STANDARD fittings
Central ducted air-conditioning in living and kitchen areas
Solar water heater and water pressure system
Built-in BBQ area and electric aluminum pergola
Private garden and outdoor entertainment space
Smart Home Automation and photovoltaic system provisions
Provisions for Future Enhancements:
CCTV security system
Split-unit A/C in all bedrooms
Underfloor heating
Additional solar energy capacity
Lifestyle & Investment Value
This 5-bedroom villa is more than a home — it’s an exclusive coastal sanctuary designed for luxury living and long-term investment. With award-winning beaches, fine dining, and boutique shopping just minutes away, it offers the best of Mediterranean leisure and comfort.
Perfect for families and global investors, this property delivers prestige, performance, and privacy in equal measure — defining the new standard of luxurious coastal living in Protaras.

Details

Property Type: **House**
Status: **Available**
Unit Number: **V6/V7**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Completed**
Bedrooms: **5**
Bathrooms: **3**
Covered Parking: **1**

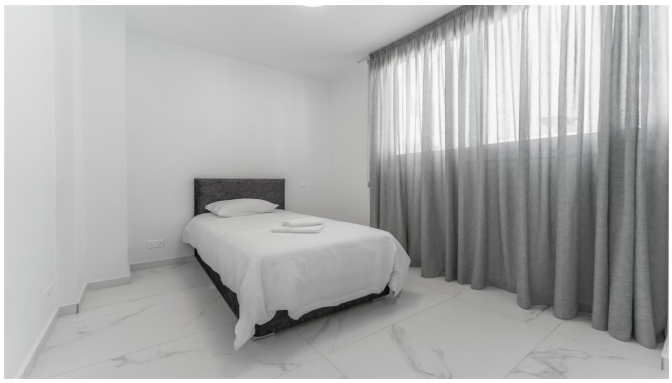
Area

Internal Area: **175m²**
Storage: **13m²**
Plot Area: **409m²**
Total Area: **215m²**
Garden Area: **27m²**

Further Details

Alarm, Secure Door

Gallery

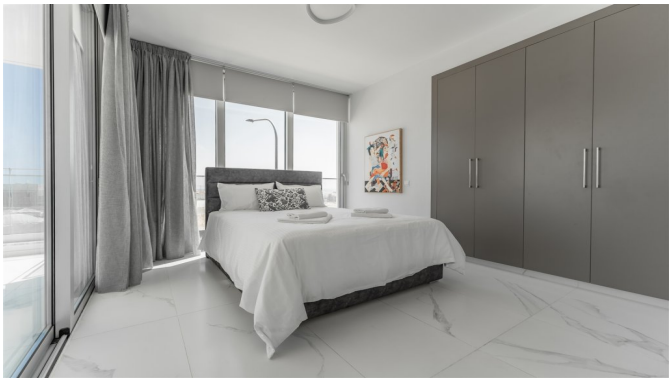


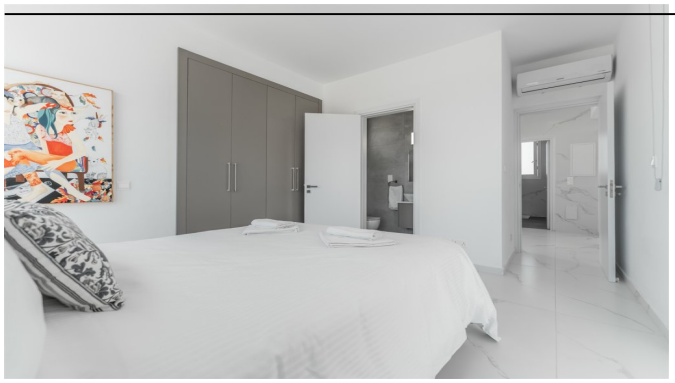
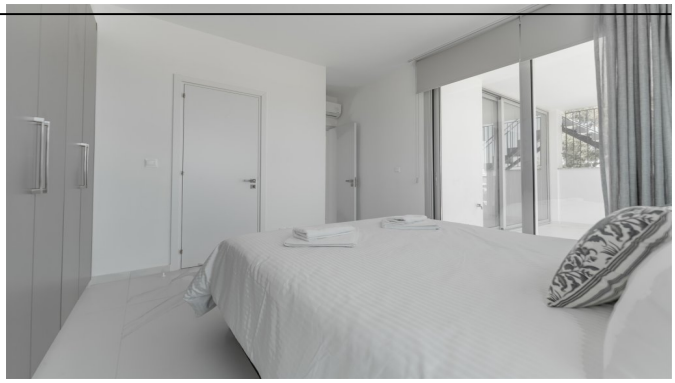




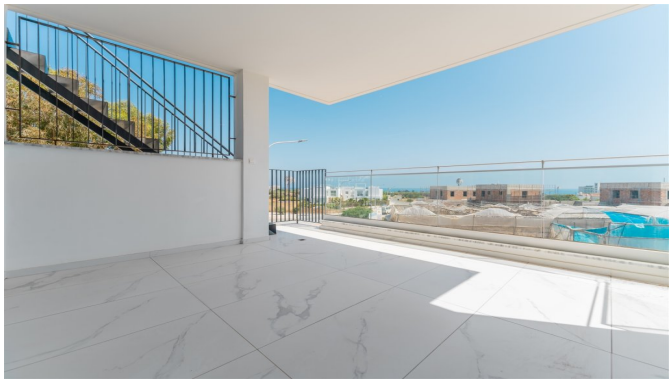




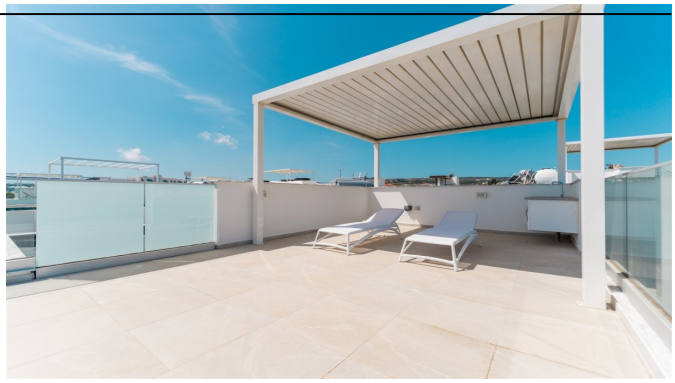


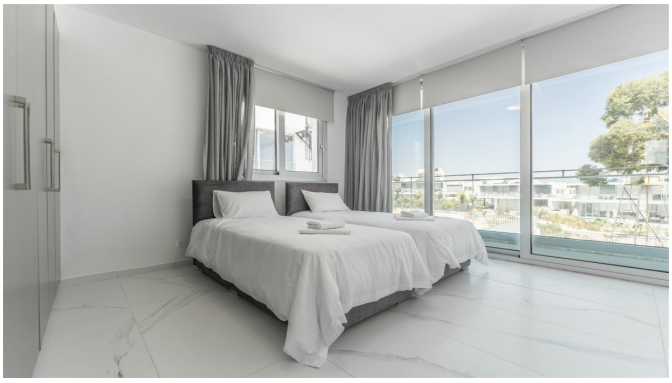




















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Κατοψη Οροφου
Ανοψη
Τομη Α–Α