

5 Bedroom Villa in Cape Greco, Famagusta

For Sale : **€ 4,200,000**

Description
An exceptional luxury villa in the exclusive Cape Greco area between Protaras and Ayia Napa, offering contemporary architecture, uncompromising quality and sea views. Set on a generous plot of approximately 2,537 m², the residence provides 288 m² of main living space, a 237 m² basement level, 130 m² of covered verandas, 100 m² of open verandas and a 55 m² roof garden.

The villa is arranged over several levels connected by a floating staircase and a private elevator. The living area features floor-to-ceiling sliding glass walls and a double-sided fireplace, and the designer kitchen comes with granite countertops and integrated appliances. There are four en-suite bedrooms, with the master suite finished in elegant wood and leather feature walls, plus a guest suite on the lower level, giving five bedrooms, five bathrooms and two guest WCs in total.

The basement is a private wellness and leisure retreat, with a home cinema, gym, sauna and steam bath. Outdoors, a 20 x 5 m infinity pool overlooks the landscape, surrounded by spacious covered and open verandas, while the roof garden offers a private jacuzzi, an outdoor BBQ kitchen and a designer fireplace, perfect for enjoying the Mediterranean sunsets. Three covered parking spaces are included.

The specification includes KNX smart home automation, central air conditioning, double glazing, CCTV, an alarm system, an automated gate and an 8 kW solar PV system, and the villa is designed to energy efficiency class A. Interiors combine natural parquet, marble, timber and fair-face concrete with extensive glazing.

The villa sits close to the Cape Greco National Park, about 600 m from the sea and around 300 m from everyday amenities. The beaches of Protaras, Konnos Bay and Ayia Napa, as well as restaurants, bars and the new Paralimni Marina, are a short drive away, and Larnaca International Airport is around 45 km away. A unique opportunity for discerning buyers seeking the very best of Mediterranean luxury living.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **BD01**

Main Features

Property Subtype: **Detached House**
Bathrooms: **5**

Construction Stage: **Under Construction**
WC Bathrooms: **2**

Bedrooms: **5**
Covered Parking: **3**

Area

Internal Area: **288m²**
Covered Area: **655m²**
Roof Garden Area: **55m²**

Covered Verandas: **130m²**
Plot Area: **2,537m²**

Uncovered Verandas: **100m²**
Total Area: **655m²**

Further Details

Elevator, Fireplace, Private Swimming Pool, Smart Home, Sea View

Gallery













